

Council/Agency Meeting Held: _____	_____ City Clerk's Signature
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: 6/16/2008	Department ID Number: PL 08-06

**CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION**

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

SUBMITTED BY: PAUL EMERY, Interim City Administrator *PE*

PREPARED BY: SCOTT HESS, Director of Planning *SH*

SUBJECT: APPROVE GENERAL PLAN AMENDMENT NO. 07-002 FOR THE 2008-2014 HOUSING ELEMENT UPDATE

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)
--

Statement of Issue:

Resolution No. 2008-29

Transmitted for your consideration is General Plan Amendment No. 07-002 to update the General Plan Housing Element for the 2008-2014 planning period pursuant to California Government Code Section 65588.

The Planning Commission approved the Housing Element Update on May 27, 2008, based on findings that the project will improve the quality of existing housing in the City of Huntington Beach, will encourage and facilitate the provision of housing for all economic segments of the community, will not result in any significant environmental impacts and will not facilitate the creation of any additional housing units beyond those anticipated in the 1996 General Plan EIR. Staff and the Planning Commission are recommending that the City Council approve the request (**Recommended Action**) based on the following:

- The updated Housing Element is consistent with the City's General Plan and State law requirements.
- The Housing Element identifies specific programs to address the community's housing needs, including adequate site provision, removal of governmental constraints, the preservation and development of affordable housing and equal housing opportunity.

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Funding Source:

Not Applicable

Recommended Action: Motion to:

PLANNING COMMISSION AND STAFF RECOMMENDATION:

Motion to:

"Adopt Resolution No. ~~2008-29~~ A Resolution of the City Council of the City of Huntington Beach approving General Plan Amendment No. 07-002 Housing Element Update" (ATTACHMENT NO. 1)

Planning Commission Action on May 27, 2008:

THE MOTION MADE BY SHIER-BURNETT, SECONDED BY FARLEY, TO ADOPT NEGATIVE DECLARATION NO. 08-002 WITH FINDINGS AND APPROVE GENERAL PLAN AMENDMENT NO. 07-002 AND FORWARD RESOLUTION NO. 1621 TO THE CITY COUNCIL FOR ADOPTION:

AYES: DWYER, FARLEY, LIVENGOD, SCANDURA, SHAW, SHIER-BURNETT, SPEAKER
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

MOTION PASSED

Alternative Action(s):

The City Council may make the following alternative motion:

"Continue General Plan Amendment No. 07-002 and direct staff accordingly."

Analysis:

A. PROJECT PROPOSAL:

Applicant: City of Huntington Beach

Location: Citywide

General Plan Amendment No. 07-002 represents a request to update the Housing Element of the City's General Plan. The Housing Element is a citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2000. Pursuant to

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California Government Code Section 65588, the Housing Element must be updated for the 2008-2014 planning period.

State Housing Element Law (Article 10.6 of Chapter 3 of the Government Code) establishes requirements for the content of local agencies' housing elements in order to ensure that housing issues are adequately and thoroughly addressed. The City has prepared the Housing Element Update to meet the State's requirements and ultimately obtain certification from the California State Department of Housing and Community Development (HCD).

B. BACKGROUND

There were three initial public meetings held in 2007 to discuss the Housing Element Update. The three meetings included a Planning Commission Study Session, an Affordable Housing Ad Hoc City Council Committee meeting and a City Council Study Session. The purpose of these meetings was to introduce key components of the Housing Element Update and provide the City's policy makers and interested parties an opportunity to comment on the data, analysis, and programs included in the draft Housing Element. Comments from the three public meetings were incorporated into the draft Housing Element, which was completed in December 2007 and subsequently sent to the HCD for a 60-day review period. The draft Housing Element was also forwarded to the Planning Commission and made available to the public for a 60-day review and comment period.

Based on comments received from the public and HCD, the Housing Element was revised and sent to HCD for further review on April 7, 2008. The revised draft Housing Element was also forwarded to the Planning Commission and discussed at a second study session meeting on April 22, 2008. On May 27, 2008 the Planning Commission held a public hearing on the Housing Element Update and recommended approval of the project to the City Council. Upon adoption by the City Council, the Housing Element Update will be sent to HCD for a final 90-day review period.

C. PLANNING COMMISSION MEETING AND RECOMMENDATION:

The Planning Commission approved the Housing Element Update at a public hearing on May 27, 2008. Comments at the hearing were received from one individual from Child Care Connections, a coalition of agencies lead by the Orange County United Way, who spoke in support of the City's proposed child care policy in the Housing Element as well as the City's inclusionary housing ordinance for the provision of affordable housing.

The Planning Commissioners brought up concerns regarding the ability to provide the number of lower income RHNA units during the planning period. Staff indicated that the intent is to provide adequate sites as well as incentives for the production of affordable housing in the City. The commissioners also brought up the importance of utilizing financial resources for the provision of affordable housing in the City and wanted clarification on how environmental impacts would be analyzed for future projects discussed in the Housing Element.

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D. STAFF ANALYSIS AND RECOMMENDATION:

State Housing Element Law requires that housing elements contain an identification and analysis of existing and projected housing needs, an inventory of resources and constraints relevant to meeting these needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. The 2008-2014 Housing Element Update consists of five sections meeting the statutory requirements for housing elements.

Section I - Introduction

While not substantive in nature, this section provides an introduction to the Housing Element, outlines the goals of the Housing Element, discusses the organization of the topics and issues addressed in the document, lists sources of information, and describes the public participation process utilized in developing the Housing Element.

Housing Goals

There are five overall goals identified in the Housing Element Update.

1. Conserve and improve existing affordable housing in Huntington Beach.
2. Provide adequate housing sites to accommodate regional housing needs.
3. Assist in development of affordable housing.
4. Remove governmental constraints.
5. Provide equal housing opportunity.

Sections IV and V of the Housing Element discuss the resources and programs that the City will utilize to achieve the goals of the Housing Element.

Section II – Housing Needs Assessment

Section II provides a discussion of the City's population and housing stock characteristics in determining the City's housing needs. The housing needs assessment is comprised of the following components: a demographic profile; a household profile; housing stock characteristics; and regional housing needs.

Regional Housing Needs Assessment (RHNA)

State Housing Element Law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. In the southern California region, the agency responsible for assigning the regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). SCAG has determined that Huntington Beach has a regional housing need (RHNA) of 2,092 units for the 2008-2014 planning period. The table below provides a breakdown of the RHNA allocation by various household income categories.

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City of Huntington Beach RHNA Allocation

Income Level	Percent of AMI* (Area Median Income)	Number of Units	Percentage of Units
Very Low	0-50%	454	22%
Low	51-80%	369	17%
Moderate	81-120%	414	20%
Above Moderate	>120%	855	41%
Total		2,092	100%

*AMI = \$84,100 (Orange County households, 2008)

The policies and programs identified in Section V (Housing Plan) of the Housing Element propose to encourage and facilitate the provision of housing in order to meet the City's housing needs based on the demographic and economic data in the needs assessment as well as the City's RHNA allocation.

Section III – Housing Constraints

Section III analyzes the various governmental, market, infrastructure, and environmental factors that can serve as a constraint to the provision of housing in the City of Huntington Beach. Development standards and land use controls, site improvement requirements and development fees can all be considered potential governmental constraints. The analysis in the Housing Element indicates that the City's zoning ordinance should be revised to encourage and facilitate the provision of a variety of housing types such as multi-family housing, transitional housing, and housing for disabled persons. The Housing Element contains several programs for the removal of governmental constraints by proposing to reduce processing procedures for multi-family residential development, revise the zoning code to permit transitional and supportive housing in residential zones by right, and provide reasonable accommodations for disabled persons. New legislation can also cause existing zoning provisions to become constraints as the laws change. For instance, a new California senate bill (SB2) now requires jurisdictions with an unmet need for emergency shelters to identify zoning where they will be permitted without a discretionary permit. As such, the City of Huntington Beach has incorporated a program in the Housing Element to identify emergency shelters as a permitted use in industrial zones.

Market constraints such as the availability of financing, the price of land, and cost of construction can constrain the provision of housing in the City affecting product type development and unit price. Similarly, existing environmental conditions can constrain the provision of housing. Many properties in the City of Huntington Beach have environmental hazards such as designation in a floodplain, the presence of oil facilities and hazardous waste related to abandoned oil wells, the presence of methane gas, wetlands and environmentally sensitive habitat areas, and seismic and tsunami hazards. While market and environmental constraints can be difficult to eradicate, they have not served as a major constraint to the overall development of housing in the City. However, they can constrain the development of affordable housing as they create additional cost burdens on the developer. Programs such as the Affordable Housing Density Bonus Program and Development Fee Assistance Program will provide incentives for the development of affordable housing.

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Section IV – Housing Resources

This section describes and analyzes the land, financial, and administrative resources available for the preservation and development of housing in the City of Huntington Beach. As described in Section II of the Housing Element, SCAG has determined that Huntington Beach has a regional housing need (RHNA) of 2,092 units for the 2008-2014 planning period. The City plans to fulfill its share of the regional housing need using a combination of the methods listed below:

1. Development on vacant sites already zoned for residential use;
2. Residential projects with development entitlements (Pacific City, Blue Canvas, the Villas);
3. Committed assistance for preservation of at-risk housing (Wycliffe Gardens);
4. Residential development on surplus school sites (Lamb and Wardlow);
5. Beach/Edinger Corridor Specific Plan (mixed use projects); and
6. Rezoning of sites for exclusively residential use (encompassing sites within the Beach/Edinger Specific Plan and Pacifica Community Specific Plan).

The City can also count the 174 residential building permits issued in 2006 and 2007 toward the RHNA. These years are known as the RHNA “gap period” since the previous planning period ended in 2005.

Methods 1 – 4, in addition to the units produced during the “gap period”, will result in 1,077 units that may be counted toward fulfilling the City’s RHNA of 2,092 units. The shortfall of 1,015 units, including 704 lower income units, will be addressed through the development of mixed use projects proposed within the Beach/Edinger Corridor Specific Plan area and through the rezoning of sites for exclusively residential use. The Beach/Edinger Specific Plan and the rezoning of sites are further discussed under Section V.

Section V – Housing Plan

The Housing Plan considers the housing needs, constraints and resources established in each of the previous sections to set forth the goals, policies and programs required to meet the City’s housing needs for the 2008-2014 planning period. Section V also considers the accomplishments from the 2000-2005 Housing Element and evaluates the effectiveness of the housing plan in determining which programs would be appropriate for inclusion in the 2008-2014 Housing Element Update.

2000-2005 Housing Element Accomplishments

In general, the 2000-2005 Housing Element was successful in meeting the City’s housing needs. Major accomplishments included the following: providing housing rehabilitation assistance to 143 lower income homeowners; assisting 466 single-parent households through Project Self-Sufficiency; implementing a Neighborhood Preservation Program to pro-

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actively address the City's deteriorating neighborhoods; and assisting in the development of 700 affordable housing units through provision of land disposition, regulatory incentives, inclusionary requirements and direct financial assistance. A summary of the City's progress in fulfilling the quantified objectives in the 2000-2005 Housing Element is detailed in the table below.

Summary of Quantified Objectives (2000-2005 Housing Element)

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	388	126 (33%)	50	215	452	445
Low	255	115 (45%)	85	166	147	
Moderate	400	460 (115%)	40	1		
Above Moderate	972	2,229 (229%)				
Totals	2,015	2,930 (145%)	175	382 (218%)	599	445 (74%)

* Reflects RHNA

(Source: Table V-2, 2008-2014 Housing Element)

** Reflects single-family rehabilitation and acquisition/rehabilitation projects

*** Reflects preservation of at-risk projects

Housing Programs

The 24 housing programs proposed for the 2008-2014 planning period consist of existing programs incorporated from the previous housing element, revised programs based on a review of the previous Housing Element's accomplishments and new programs, such as the Green Building Program and Second Units Program, to address the City's unmet housing needs.

All of the proposed housing programs include a goal and objective, responsible agency, funding source and program schedule, as required by State law, to ensure that the City's housing goals can be achieved within the prescribed planning period.

Beach/Edinger Corridor Specific Plan & Residential Rezoning Program

As discussed in Section IV, the City plans to use a number of methods to meet the regional housing need. However, there is a shortfall of sites to accommodate 1,015 units including 704 lower income units. The Beach/Edinger Corridor Specific plan is anticipated to provide for 3,000 new units within the Edinger Avenue Corridor and 2,000 units within the Beach Boulevard Corridor. Several mixed use projects such as The Ripcurl, The Village at Bella Terra and the Levitz Development Property have already been proposed for the Edinger Corridor. These projects, as with all residential and mixed use development projects proposing three or more units, will be required to provide a percentage of affordable units. In addition to proposed projects, several more "opportunity sites" have been identified within the Beach/Edinger Corridor that could potentially be redeveloped during the 2008-2014 planning period with residential or mixed use projects with densities that could accommodate

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affordable housing development. The Beach/Edinger Corridor Specific Plan Program includes incentives for developers to provide affordable units beyond those required by the City's inclusionary ordinance. These incentives can be regulatory, such as reduced parking standards, increased building heights, no density limits, and/or financial, such as reductions in City fees and deferral of fee payments until construction is complete and ready for occupancy.

While redevelopment of the Beach/Edinger Corridor anticipates development of approximately 5,000 units, State law (AB 2348) requires that when a city has a shortfall of sites to meet the lower income regional housing need, 50 percent of the lower income shortfall must be accommodated on sites zoned for exclusively residential uses and be permitted by right. Therefore, the City intends to rezone some properties within the Beach/Edinger Corridor for exclusively residential development.

As part of the Residential Rezoning Program, the City has identified sites within the Beach/Edinger Corridor Specific Plan and the Pacifica Community Specific Plan, and has committed to rezoning several of these sites for exclusively residential uses to accommodate 50 percent of the lower income RHNA shortfall. These sites were chosen due to their feasibility for redevelopment of residential uses and were identified as most vulnerable to change through the preparation of the Beach/Edinger Corridor Specific Plan. Detailed development standards will be included in the Specific Plans to guide development of these sites.

HCD Comments

As mentioned in the background section of this report, staff initially sent the draft Housing Element Update to HCD on December 13, 2007. After a 60-day review period, the City received a comment letter from HCD requiring revisions to the document (Attachment No. 4). The letter indicated that the City needed to include more detailed analyses of governmental constraints and strengthen and/or add new programs to remove these constraints. This included an assessment of the City's development standards and processing procedures in determining how they impact the supply and affordability of housing in the City of Huntington Beach. The letter also pointed out that further sites analysis was needed in order to demonstrate the viability of the Beach/Edinger Corridor Specific Plan to accommodate for the City's lower and moderate income housing need. The letter stated that 50 percent of the remaining lower and moderate income need would have to be accommodated on sites zoned for exclusively residential uses. Based on HCD's letter, the Housing Element was revised and updated to include a more detailed inventory of mixed use project sites within the Beach/Edinger Corridor Specific Plan area. Staff also identified several "opportunity" sites to be rezoned for exclusively residential uses. These revisions were sent to HCD for further review.

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In staff's most recent discussion with HCD, the reviewer indicated that more "opportunity" sites should be identified in the Beach/Edinger Corridor Specific Plan. In addition, HCD is requiring that specific incentives be identified in the Beach/Edinger Corridor Specific Plan Program that encourage and facilitate the provision of affordable housing beyond the minimum inclusionary housing requirements. As such, the Housing Element has been revised to strengthen the programmatic commitments of the Beach/Edinger Corridor Specific Plan Program.

Strategic Plan Goal:

The following strategic plan goals are applicable to the Housing Element Update:

- ♦ L-1: Establish the vision and create a land use plan for reuse of critical parcels so that the next phase of the community investment and improvement can begin.
- ♦ L-3: Preserve the quality of our neighborhoods
- ♦ L-5: Improve the efficiency of the development review process

The purpose of the Housing Element is to establish a comprehensive housing strategy for all economic segments of the City through 2014. The goals and policies of the Housing Element provide for the preservation of the character, scale and quality of established residential neighborhoods through programs such as the Neighborhood Preservation Program, Single-Family Rehabilitation, and Multi-Family Acquisition and Rehabilitation Program. The Housing Element also includes programs to further streamline the development review process for housing projects by proposing revisions to the City's zoning ordinance and processing procedures.

Environmental Status:

Negative Declaration No. 08-002 was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA). The Planning Department advertised draft Negative Declaration No. 08-002 for 30 days commencing on April 17, 2008 and ending on May 16, 2008. Four written comment letters, including one from the Environmental Board, were received during the comment period. The letters as well as responses to the comment letters are included in the draft Negative Declaration that was approved with findings by the Planning Commission on May 27, 2008 (Attachment No. 3).

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Attachment(s):

City Clerk's Page Number	No.	Description
11	1.	City Council Resolution No. 2008-29 Resolution of the City Council of the City of Huntington Beach Approving General Plan Amendment No. 07-002 Housing Element Update
14	2.	Revised Housing Element, June 2008
220	3.	Planning Commission Staff Report, dated May 27, 2008
305	4.	HCD comment letter, received and dated February 14, 2008
315	5.	PowerPoint Presentation

RCA Author: SH:MBB:JV

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ATTACHMENT #1

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RESOLUTION NO. 2008-29

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING GENERAL PLAN
AMENDMENT NO. 07-002 HOUSING ELEMENT UPDATE

WHEREAS, the City Council of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives; and

On October 23, 2007 and April 22, 2008, study sessions were held with the Planning Commission for consideration of revisions to the adopted Housing Element; and

On February 11, 2008, a Notice of Availability was published in a newspaper of general circulation for review of the draft Housing Element Update for a period of 60 days for interested parties; and

Pursuant to *California Government Code* §§65587-65588, the City must complete the revision to its Housing Element to meet the provisions of Title 7, Division 1, Chapter 3, Article 10.6, commencing with section 65580, et seq. by June 30, 2008; and

The Planning Commission, after giving notice as prescribed by law, held at least one public hearing to consider General Plan Amendment No. 07-002; and

The Planning Commission found, pursuant to the California Environmental Quality Act, that General Plan Amendment No. 07-002 will not have any significant adverse effects on the environment.

Based on the environmental analysis, the City Council of the City of Huntington Beach hereby makes the following findings;

1. The proposed 2008-2014 Housing Element will not facilitate the creation of any additional housing units beyond those anticipated and accounted for in the 1996 General Plan EIR.
2. Proposed new Housing Element programs will improve the quality of existing housing and encourage and facilitate the provision of housing for all economic segments of the community.
3. Adoption of the 2008-2014 Housing Element will not result in any significant environmental effects.

The Draft Housing Element has been reviewed at one duly noticed public hearing held by the Planning Commission of the City of Huntington Beach on May 27, 2008.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach, pursuant to Title 7, Division 1, Chapter 3, Article 6 of the *California Government Code*, commencing with section 65350, that General Plan Amendment No. 07-002 to update and amend the City's General Plan Housing Element is hereby approved.


PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2008.

Mayor

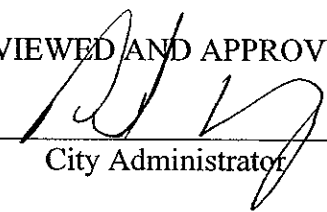
ATTEST:

City Clerk

APPROVED AS TO FORM:


City Attorney Dkt 5129108

REVIEWED AND APPROVED:


City Administrator

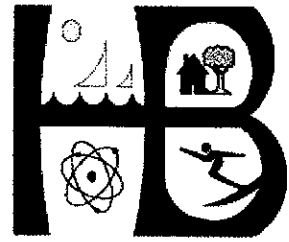
INITIATED AND APPROVED:


Planning Director

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ATTACHMENT #2

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CITY OF HUNTINGTON BEACH DRAFT 2008-2014 HOUSING ELEMENT



City of Huntington Beach
Department of Planning
2000 Main Street
Huntington Beach, CA 92648

Revised June, 2008

Consultant to the City:

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Karen Warner Associates
Housing Policy Consultants

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I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Huntington Beach Housing Element is a seven-year plan extending from 2008-2014.

Huntington Beach's Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;
- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment; and
- 5) Promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Huntington Beach's identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

B. SOURCES OF INFORMATION

In preparing the Housing Element, various sources of information are consulted. The 2000 Census provides the basis for population and household characteristics. Although dated, the Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. Several data sources are used to supplement and provide reliable updates of the 2000 Census, including:

- Population and housing count data is updated by the State Department of Finance;
- SCAG's 2003-2035 Regional Integrated Forecast provides population, housing and employment projections;
- Household income data by type of household (e.g. seniors, large families, etc) is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information, such as home sales and rents, is updated through newspaper and internet rent surveys, DataQuick sales transactions, and regional market data reports;
- A variety of household needs information is derived from the City's Consolidated Plan;
- Housing conditions information is obtained from recent field surveys conducted by the Huntington Beach Planning Department;
- SCAG's 2008-2014 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database;
- Information on Huntington Beach's development standards are derived from the City's Zoning Ordinance; and
- Information on planned expenditures of City/Agency Housing Funds are derived from the Redevelopment Agency's 2007 Housing Strategy.

C. PUBLIC PARTICIPATION

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Huntington Beach solicits input from the public throughout the year-long housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through a series of three public meetings. Notification of these meetings was provided in the local newspaper, and direct notification was provided to over 50 interested groups and individuals. Groups notified included: for-profit and non-profit developers active in the City; advocacy groups representing lower income populations; business organizations; realtors; adjacent jurisdictions; and individuals requesting notification. A copy of the meeting notification and distribution list is included in the Appendix. Public meetings were conducted in a workshop setting in a City Hall conference room before the following bodies:

- Planning Commission
- Ad Hoc Council Committee on Affordable Housing
- City Council

Summary comments from the workshops are included in Appendix D to the Element. Some of the common themes that arose out of the community meetings include:

- Declining numbers of families highlight the needs for affordable housing
- City's single-family housing stock is aging, corresponding to an increased need for housing rehabilitation assistance
- Support program for rehabilitation of rental housing in deteriorated neighborhoods with associated affordability covenants
- Preservation of assisted rental housing at-risk of conversion is high priority, as well as preservation of existing mobile home parks
- Need to address multiple families living in one unit - household overcrowding
- Growth of senior population necessitates focus on senior housing needs
- Opportunities for mixed use extend beyond Beach/Edinger Specific Plan area to other arterials. City should adopt a citywide mixed use ordinance.
- Significant potential for conversion of older shopping centers to mixed use.
- Child care needs are linked with housing. City should adopt childcare policy in Housing Element.

Each of these issues is addressed within the Housing Element's policies and programs.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local libraries, the Senior Centers, City Hall, and the Planning Department. In addition, the draft Housing Element is placed on the city's website at www.ci.huntington-beach.ca.us. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are televised, allowing greater access to individuals unable to attend in person.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 1996 Huntington Beach General Plan is comprised of the following sixteen elements/resource topics:

- | | |
|----------------------------------|--|
| ➤ Land Use | ➤ Recreation and Community Services |
| ➤ Urban Design | ➤ Historical and Cultural Resources |
| ➤ Housing | ➤ Environmental Resources/Conservation |
| ➤ Economic Development | ➤ Noise |
| ➤ Growth Management | ➤ Environmental Hazards |
| ➤ Circulation | ➤ Air Quality |
| ➤ Utilities | ➤ Hazardous Materials |
| ➤ Public Facilities and Services | ➤ Coastal |

There is a high degree of interrelationship among the various elements of the Huntington Beach General Plan. For example, the Land Use Element provides for the types, density/intensity, design, and distribution of residential land uses, whereas the Housing Element addresses the manner in which existing housing will be conserved and new housing will be provided where the Land Use Element permits development.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. A variety of housing needs maps are presented based on census tract data; Figure 1 depicts the 2000 census tract and block group boundaries for Huntington Beach.

A. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Huntington Beach residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in Huntington Beach from 1980-2007, and compares this growth to neighboring jurisdictions and the entire County of Orange. This Table illustrates the high level of population growth in Orange County during the 1980s and 1990s, with growth levels in many of the older central and north Orange County communities below the Countywide average. Population growth was particularly limited in Huntington Beach, with the City's growth less than one-third that of the County's in both these decades. In contrast, since 2000 growth levels in Huntington Beach have been closer to that of the County and surrounding communities. According to the State Department of Finance (2007), Huntington Beach has a current population of 202,250, representing an increase of seven percent since 2000. Huntington Beach continues to rank as the third most populated city in Orange County, behind Anaheim and Santa Ana, although Irvine's population has grown to within 200 of the City's and will soon surpass Huntington Beach.

According to Orange County Projections (OCP) 2006, the population of Huntington Beach is expected to grow to 217,822 by 2015, an eight percent increase over the 2005-2015 period. OCP Projections show a slowing in growth after this time, with just a two percent increase in population between 2015-2025, and one percent growth between 2025-2035. These patterns of growth are consistent with Countywide projections which identify nearly 60 percent of the population increase in Orange County through 2035 to occur within the 2005-2015 period.

**Table II-1
Regional Population Growth Trends 1980 – 2007**

Jurisdiction	1980	1990	2000	2007	Percent Change		
					1980-1990	1990-2000	2000-2007
Anaheim	219,311	266,406	328,014	345,556	22%	23%	5%
Costa Mesa	82,562	96,357	108,724	113,805	17%	13%	5%
Fountain Valley	55,080	53,691	54,978	57,741	-3%	2%	5%
Huntington Beach	170,505	181,519	189,627	202,250	7%	5%	7%
Irvine	62,127	110,330	143,072	202,079	44%	23%	29%
Newport Beach	62,556	66,643	70,032	84,218	7%	5%	20%
Santa Ana	203,713	293,742	337,977	353,428	44%	15%	5%
Seal Beach	25,975	25,098	24,157	25,962	-3%	-4%	8%
Westminster	71,133	78,118	88,207	92,870	10%	13%	5%
Total Orange County	1,932,709	2,410,556	2,846,289	3,098,121	25%	18%	9%

Source: U.S. Census 1980, 1990, and 2000. Dept of Finance 2007 Population and Housing Estimates.

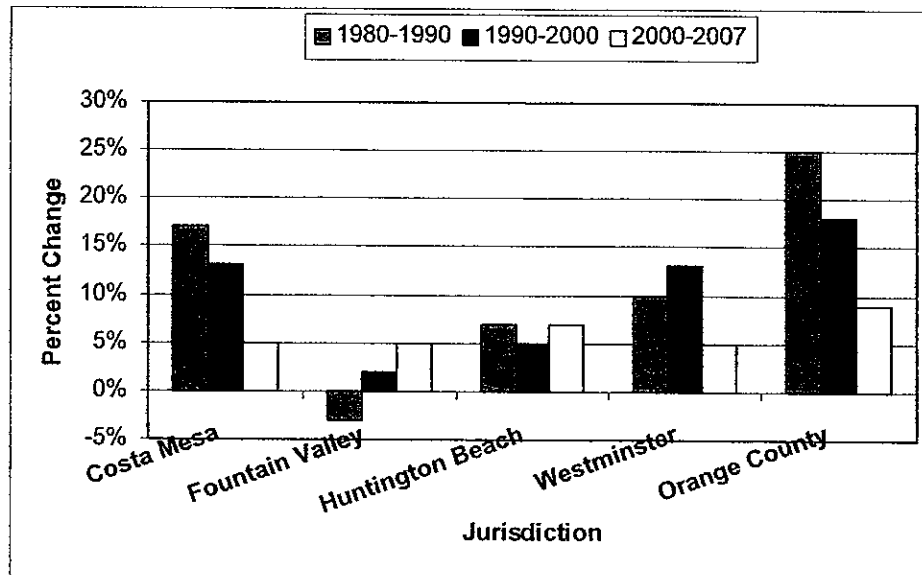
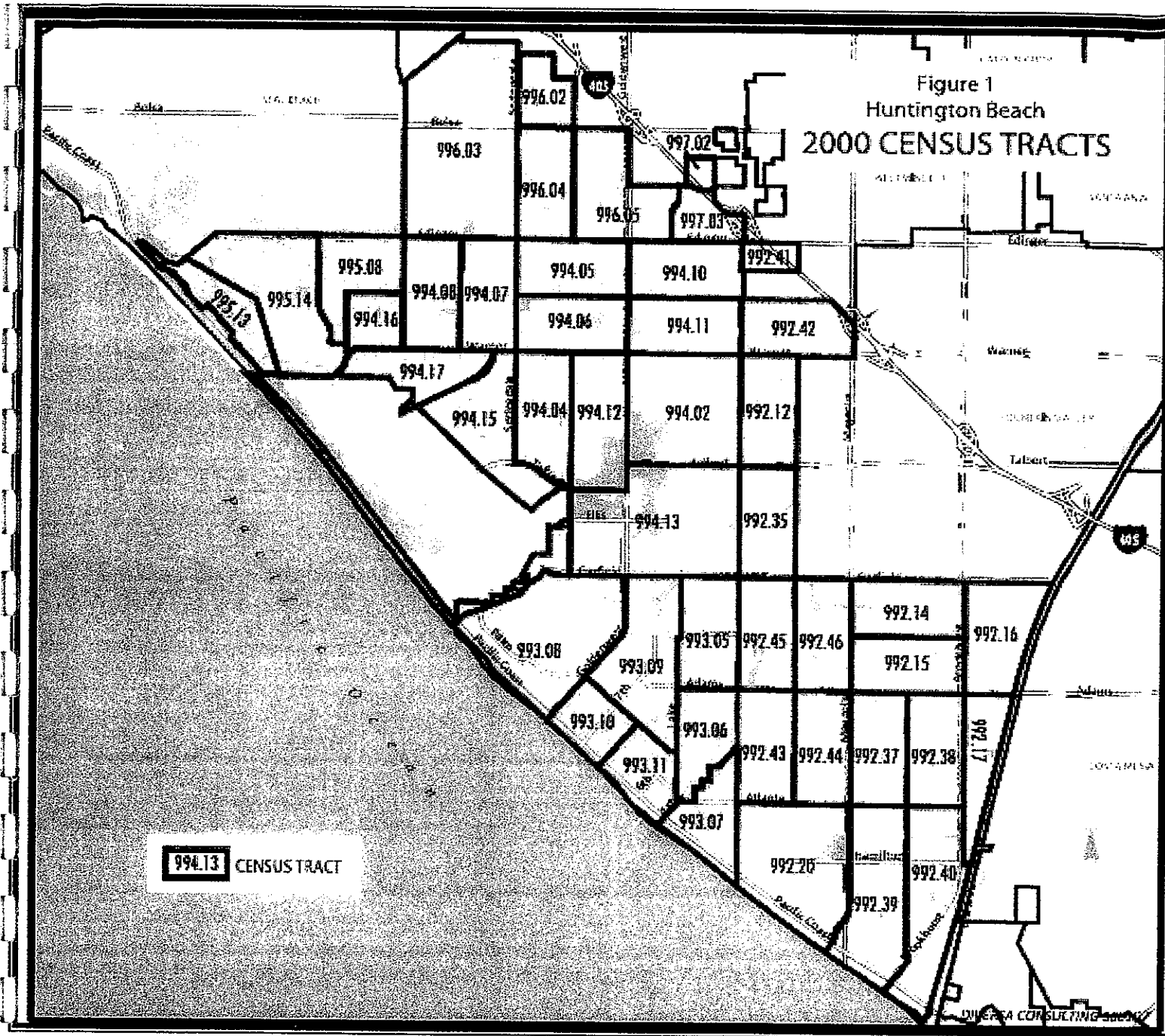


Figure 1 Census Tract Boundaries



2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 displays the age distribution of the City's population in 1990 and 2000, and compares this with Orange County. As displayed in the table, 22 percent of Huntington Beach's population is comprised of children under the age of 18, well below the 27 percent children Countywide. While the 1990-2000 census shows the proportion of children remaining relatively constant, discussions with the Huntington Beach School District identify trends of declining enrollment. The School District indicates high housing costs have contributed to many families with school age children relocating to lower cost areas, further evidenced by the decline in families with children in the City. With three-quarters of Orange County school districts reporting declining enrollment in 2007 and a 13 percent decline in County residents between the ages of 25 and 34 (2000-2006), similar trends are occurring throughout much of Orange County.¹

The biggest change in Huntington Beach's age profile is a shift from a younger population to a more mature population. This aging trend is borne out by an increase in the median age from 31.7 years in 1990 to 36 years in 2000, now considerably above the County's median age of 33.3 years. The City experienced a significant decline in its college age (18-24 years) and young adult (25-44 years) populations over the decade, while experiencing growth in the middle adult (45-64 years) and senior (65+ years) populations. Factors contributing to this shift in the City's age structure include an aging in place of young adults into the middle age bracket, and the limited number of new young adults and families moving into the community due in part to high housing costs.

Table II-2
Age Distribution 1990 – 2000
City of Huntington Beach and Orange County

Age Group	1990		2000		Orange Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	11,187	6%	11,728	6%	8%
School Age (5-17 yrs)	26,883	15%	30,455	16%	19%
College Age (18-24 yrs)	22,379	12%	15,930	9%	9%
Young Adults (25-44 yrs)	68,797	38%	66,245	35%	33%
Middle Age (45-64 yrs)	37,185	21%	45,580	24%	21%
Seniors (65+ years)	15,088	8%	19,656	10%	10%
TOTAL	181,519	100%	189,594	100%	100%
MEDIAN AGE	31.7 years		36 years		33.3 years

Source: U.S. Census 1990 and 2000.

¹ "2007 Workforce Housing Scorecard," Orange County Business Council.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic composition of Huntington Beach's population in 1990 and 2000, and compares this with the Countywide distribution. White residents continue to comprise the vast majority of the City's population, though this segment of the population continues to decrease each decade, most recently from 79 percent in 1990 to 72 percent in 2000. This decrease in White residents was offset by the increase in Hispanic residents from 11 to 15 percent of the population, still well below the 31 percent Hispanic population Countywide. The Asian population remained fairly constant over the decade, increasing minimally from 8 to 9 percent. African Americans and American Indians each continue to comprise less than one percent of the population. The "Other Race" sector of the population grew from less than one percent to three percent. Despite Huntington Beach's increasing diversity, the City remains less ethnically diverse than the county as a whole.

Table II-3
Racial and Ethnic Composition 1990 – 2000
City of Huntington Beach and Orange County

Racial/Ethnic Group	1990		2000		
	Persons	Percent	Persons	Percent	Orange Co. %
White	143,848	79%	136,237	72%	51%
Hispanic	20,397	11%	27,798	15%	31%
Asian/Pacific Islander	14,565	8%	17,976	9%	14%
African American	1,622	<1%	1,383	<1%	1%
American Indian	932	<1%	777	<1%	<1%
Other Race	155	<1%	5,423	3%	2%
TOTAL	181,519	100%	189,594	100%	100%

Source: U.S. Census 1990 and 2000.

4. Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of June 2007, 125,200 Huntington Beach residents are in the labor force, with 3.2 percent unemployment, compared to a Countywide unemployment rate of 3.9 percent.

Table II-4 presents the occupation of Huntington Beach residents as of the 2000 Census. Residents employed in Management, Professional and related occupations (44%) accounted for the largest share of employed residents, followed by those employed in Sales and Office occupations (30%). Together, these two categories

accounted for three-quarters of resident employment. One-third of the City's residents commute less than 20 minutes to work, indicating a large number of residents hold jobs within the City.

**Table II-4
Occupation of Huntington Beach Residents 2000**

Occupation	Persons	Percent
Management, professional, and related occupations	45,285	44%
Sales and office occupations	30,827	30%
Service Occupations	11,407	11%
Production, transportation, and material moving occupations	8,050	8%
Construction, extraction, and maintenance occupations	7,207	7%
Farming, Forestry & Fishing	90	<1%
TOTAL	102,866	100%

Source: U.S. Census 2000

Orange County Projections (OCP) 2006² documents Huntington Beach employment at 81,599 jobs, primarily in the retail, service, manufacturing and wholesaling sectors. Major types of businesses include tourism, space systems, automobile sales, public utilities, petroleum, data and computer research, precision instruments, and various types of manufacturing. With annual taxable sales of over \$2.6 billion, Huntington Beach is one of the top retail sales communities in Orange County. Employment is projected to grow to 96,842 by 2015, reflecting a 19 percent increase during 2005-2015, well above the 14 percent increase projected Countywide.

In June 2007, the Orange County Business Council published the results of its first Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its impact on the business community. Based on the following criteria, the scorecard rates each jurisdiction's record over the 1991-2005 and 2005-2030 periods in addressing workforce housing needs:

- ✓ Number of jobs, rewarding cities that promote job growth
- ✓ Housing unit density
- ✓ Housing growth, rewarding cities that promote housing growth
- ✓ Jobs/housing balance

Of the 34 cities in Orange County, Huntington Beach ranked 5th in its success in generating both new jobs and the supply of homes necessary to house these new workers.

² OCP-2006 employment forecasts are consistent with SCAG's Regional Transportation Plan and the State Employment Development Department.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Huntington Beach.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2000 Census, 73,657 households reside in Huntington Beach, with an average household size of 2.56 persons and average family size of 3.08 persons. This represents a slight decrease in household size (2.62) from 1990, and is below the 3.0 average household size in the County. The City's smaller household size reflects its lower incidence of family households and aging population.

Families comprise the majority of households in Huntington Beach (65%), including families with children (29%), and those without children (36%). During the 1990s, the proportion of families with children declined by two percent, consistent with School District trends of declining enrollment. In contrast, the proportion and number of single-person households grew dramatically, while other non-family households (unrelated roommates) declined over the decade. Almost all the City's household growth between 1990-2000 was due to increases in single-person households and married couples without children. These growth trends support the need for smaller, higher density and mixed-use units close to transportation and services, consistent with the types of housing currently proposed in the City.

Table II-5
Household Characteristics 1990 – 2000
City of Huntington Beach

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	45,546	66%	47,716	65%	+5%
With children	21,103	31%	21,328	29%	+1%
Without children	24,443	35%	26,388	36%	+8%
Singles	14,784	22%	17,912	24%	+21%
Other non-families	8,549	12%	8,029	11%	-6%
Total Households	68,879	100%	73,657	100%	+7%
Average Household Size	2.62		2.56		-2%
Average Family Size	3.09		3.08		0%

Source: U.S. Census 1990 and 2000.

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-6. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the federal Department of Housing and Urban Development (HUD) and is specifically noted.

**Table II-6
State Income Categories**

Income Category	% County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 5000093 of the California Health and Safety Code

Income Characteristics

Between 1990 and 2000, the average median income (AMI) for households in Huntington Beach grew from \$50,633 to \$64,824, an increase of 28 percent. While the median income level in Huntington Beach remains well above that of Orange County (\$58,820), the City has seen an increase in the number and proportion of lower income (<80% AMI) households, and a decrease in households earning moderate incomes and above. As illustrated in Table II-7, during the 1990s the City experienced growth in extremely low (+21%), very low (+9%) and low (+76%) income households, while evidencing a minor decline in its moderate and above (-2%) populations.

Table II-7
Household Income Levels 1990 – 2000
City of Huntington Beach

Income Level	1990		2000		Percent Change
	Households	%	Households	%	
Extremely Low Income <30% AMI	4,618	7%	5,612	8%	+21%
Very Low Income (31-50% AMI)	5,459	8%	5,948	8%	+9%
Low Income (51-80% AMI)	5,696	8%	10,033	14%	+76%
Moderate Income & Above (>80% AMI)	53,284	77%	52,137	70%	- 2%
TOTAL	69,057	100%	73,730	100%	n/a

Source: <http://socds.huduser.org/chas/reports>

Income by Household Type and Tenure

Table II-8 shows the income level of Huntington Beach residents by household tenure. A significantly higher percentage of renter households (43%) were lower income (<80% AMI) compared to residents who owned their homes (21%). The high incidence of lower income renter households is of particular significance as market rents in Huntington Beach exceed the level of affordability for lower income households. (This issue is further evaluated in the Housing Profile section of the Needs Assessment.) The median income of Huntington Beach's renter households in 1999 was \$48,858, compared to \$79,292 for homeowners.

Table II-8
Income by Owner/Renter Tenure 2000
City of Huntington Beach

Income Level	Renters		Owners		TOTAL %
	Households	%	Households	%	
Extremely Low Income (<30% AMI)	3,521	12%	2,091	5%	8%
Very Low Income (31-50% AMI)	3,443	12%	2,505	6%	8%
Low Income (51-80% AMI)	5,394	19%	4,639	10%	14%
Moderate Income & Above (> 80% AMI)	16,676	57%	35,461	79%	70%
TOTAL	29,034	100%	44,696	100%	100%

Source: SCAG Existing Housing Needs (HUD User WebPage)

While renters were more likely to have lower incomes than owners, there is also significant variation in income levels by household type, as presented in Table II-9. Nearly half (48%) of elderly households in Huntington Beach have lower (<80% AMI) incomes, with 14 percent having extremely low incomes. About 20 percent of small families and 33 percent of large families have lower incomes.

Table II-9
Income Level by Household Type 2000
City of Huntington Beach

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low Income (<30% AMI)	14%	5%	6%	8%
Very Low Income (31-50% AMI)	15%	5%	10%	7%
Low Income (51-80% AMI)	19%	10%	17%	15%
Moderate Income & Above (>80% AMI)	52%	80%	67%	70%
TOTAL	13,666	33,840	6,795	19,429

Source: SCAG Existing Housing Needs (HUD User WebPage)

Households in Poverty

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2000 U.S. poverty threshold for a family of four was \$17,463. As indicated in Table II-10, seven percent of all Huntington Beach residents lived in poverty in 2000, an increase of 3,075 persons living below the poverty line since 1990. About nine percent of children under the age of 18 in Huntington Beach live in poverty. As a group, female-headed households with children are most impacted by poverty, with 16 percent of this group living in poverty.

Table II-10
Poverty Status
City of Huntington Beach

Groups in Poverty	1990		2000	
	Persons/ Families	Percent	Persons/ Families	Percent
Individuals	9,367	5%	12,442	7%
Children (under 18)	2,465	7%	3,580	9%
Female- Headed Households	591	10%	775	11%
Female-Headed w/ Children	497	15%	676	16%

Source: U.S. Census 1990 and 2000.

Lower Income Neighborhoods

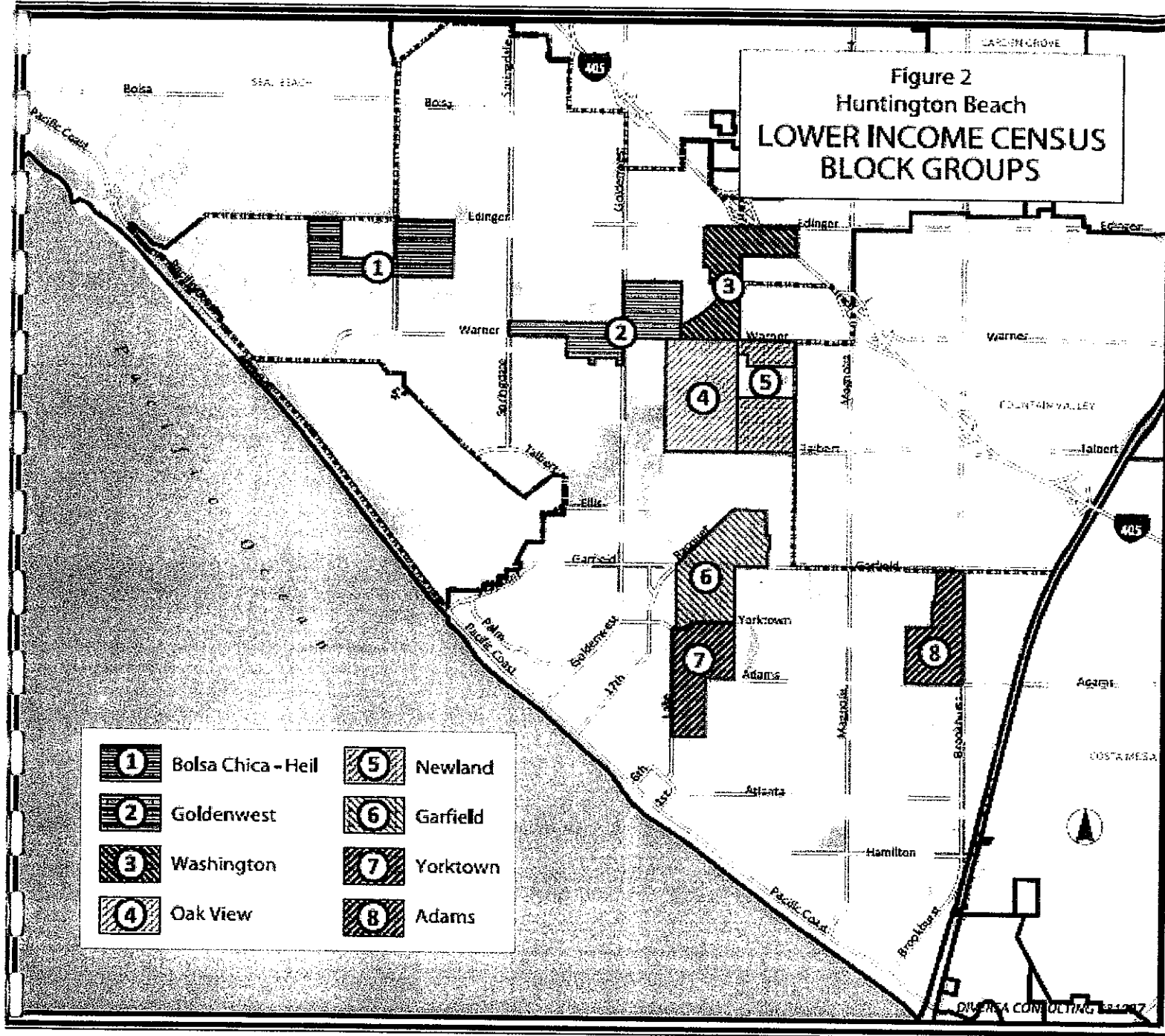
Based upon 2000 census household income data, Huntington Beach contains eight geographic areas that qualify as "lower income" (< 80% AMI) based upon HUD's criteria for the City.³ In December 2003, the City Council designated these as "Enhancement Areas" for prioritization of Community Development Block Grant (CDBG) resources for rehabilitation and code enforcement. These enhancement areas are illustrated in Figure 2, and include the following neighborhoods: Bolsa-Chica Heil, Goldenwest, Washington, Oak View, Newland, Garfield, Yorktown and Adams.

City Code Enforcement staff have recently completed a Citywide housing conditions survey to identify deteriorating areas. Based on the results of this survey, in August 2007 the City Council adopted a resolution designating four areas of concentrated deteriorated housing as special CDBG code enforcement areas, thus refining the boundaries of the prior Enhancement Areas. A map of the designated special code enforcement areas is presented later in the section on housing conditions.

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³ HUD has established an exception criteria for Huntington Beach of 40.3%, meaning that census block groups must contain a minimum 40.3% lower income (<80% AMI) households to qualify as a "low/mod" target area.

Figure 2 – Lower Income Census Block Groups



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3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households and farmworkers. In addition, many often have lower incomes as a result of their situation. Table II-11 summarizes the special needs populations in Huntington Beach. Each of these population groups, as well as their housing needs, is described below.

Table II-11
Special Needs Populations 2000
City of Huntington Beach

Special Needs Groups	Persons	Households	Percent*
Large Households		6,900	9%
Renter		3,059	(44%)
Owner		3,841	(56%)
Seniors (65+)	19,656		10%
With a Disability	6,772		(35%)
Senior Households		12,375	17%
Renter		2,172	(18%)
Owner		10,203	(82%)
Seniors Living Alone		5,035	(41%)
Persons with Disability	25,127		13%
Female-Headed Households		7,082	10%
with Related Children		4,153	(59%)
Farmworkers**	90		<1%
Total Persons/Households	189,594	73,657	

Source: U.S. Census 2000.

*Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 44% are renters and 56% are owners.

** Persons employed in Farming, Forestry or Fishing Occupations

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size.

Huntington Beach has a total of 6,900 large households, representing nine percent of total households in the City. Of these large households, 44 percent, or 3,059 households, are renters and over half of these large renter households (54%) earn lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, 75 percent of Huntington Beach's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The CHAS Databook identifies 6,740 rental units in Huntington Beach with three or more bedrooms, in general, the appropriate sized units for a large household with five or more members. In contrast, the City has 3,059 large renter households, indicating that Huntington Beach has an adequate supply of rental units suitable for the City's large families.

Senior Households

The population over 65 years of age has four primary concerns:

- (1) Income: People over 65 are usually retired and living on a fixed income;
- (2) Health Care: Because the elderly have a higher rate of illness and dependency, health care and supportive housing is important;
- (3) Transportation: Many seniors use public transit. However, a significant number of seniors have disabilities and require alternatives to transit.
- (4) Housing: Many live alone and rent.

Approximately 10 percent (19,656) of Huntington Beach's residents are over age 65, a significant increase from the City's 1990 senior population of 15,088 (8%). About 17 percent of all households are headed by a senior, the majority of which are homeowners (82%). Forty percent of the City's senior households live alone. Over a third of elderly residents in Huntington Beach have some type of disability for self-care or mobility, which may limit their ability to live independently.

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Huntington Beach's 2,172 senior renter households,

85 percent are lower income. As shown later in Table II-22, Huntington Beach has six senior housing projects providing over 500 rental units affordable to a mix of very low, low and moderate income households. The State of California Community Care Licensing Division identifies 54 residential care homes for the elderly in Huntington Beach, providing 696 beds for seniors age 60+ requiring 24 hour assisted living. The majority of these residential care facilities are small (6 or fewer beds) "board and care" homes, with three larger assisted living facilities. Sunrise Senior Living was developed in 2002/2003 on Yorktown Avenue across from City Hall, providing 97 units for elderly individuals requiring assisted living, including a specialized Alzheimer's care facility.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City administers a Housing Rehabilitation Program that provides low interest loans and emergency grants to assist lower income homeowners in making needed repairs. Mobilehomes are also eligible for rehabilitation assistance, a large number of which are occupied by seniors.

The Huntington Beach Recreation/Human Services Cultural Division operates the Rodgers Senior Center, the Senior Outreach Center and the City's 164 unit senior housing complex, Emerald Cove. Programs offered at the Senior Center include recreational and social activities, a meals program, preventative healthcare, transportation services, and supportive services including care management, community counseling, support groups and referral services. The City is currently evaluating a new location to construct a 45,000 square foot senior center to better serve its residents needs. The Huntington Beach Council on Aging was formed in 1973 with the mission of enhancing the dignity and quality of life of the City's senior population through comprehensive services, education and advocacy.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The Census reports 7,082 female-headed households in Huntington Beach; 4,153 of these households had children. Of those households with children, 676 (16%) lived in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The Huntington Beach Community Services Department coordinates "Project Self-Sufficiency" (PS-S), a program aimed at assisting low-income, single parents in achieving economic independence from governmental assistance through an extensive network of public services. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, tuition assistance, and a variety of other benefits. The City began PSS in

1985 as part of HUD's program, and has since gained national attention as one of the most successful programs in the country.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

According to the 2000 Census, an estimated 13 percent of Huntington Beach residents (25,127 persons) have one or more disabilities. Approximately 2,800 of the City's disabled population have mobility/self-care limitations and require assistance in daily living. Of the City's senior population, approximately one-third have one or more types of disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The State of California Community Care Licensing Division identifies three adult residential facilities in Huntington Beach that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs. These three facilities provide capacity for 14 adults.

Accessibility Accommodations: Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Huntington Beach allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance. The City also makes rehabilitation funds available to income qualified households for accessibility improvements. The City coordinates with the Dayle MacIntosh Center to maintain a directory of accessible housing for physically disabled individuals.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts and several commercial districts. Care facilities with seven or more persons are also permitted in all residential districts and several commercial districts, subject to a conditional use permit.

Homeless

The Orange County Housing and Community Services Department (HCS) defines homelessness as not having a permanent address, sleeping in places not meant for habitation, not having ample food and medical attention or a place to change clothes or bathe. Using this broad definition, HCS estimates there are nearly 35,000 homeless in the County. The County's homeless population is comprised of about 30 percent individuals and 70 percent families, including an estimated 16,300 homeless children. For these 35,000 homeless, there are only about 3,400 available beds, including 1,512 emergency shelter beds and 1,888 beds in transitional housing facilities.⁴ An additional 1,875 units of supportive services housing are available.

As a beach community, Huntington Beach attracts numerous homeless individuals who congregate along the beach, in the Santa Ana Riverbed, in the Bolsa Chica wetlands, and in several of the City's parks. The City's Police Department estimates the local homeless population at around 50 persons in the warmer months, with the numbers declining during the winter.⁵ Approximately $\frac{3}{4}$'s are single men and $\frac{1}{4}$ are women, with no "visible" homeless families in street locations. A large majority of the City's homeless are chronic substance abusers, with several suffering from mental illness. The Police Department coordinates with the City's Economic Development Department, as well as directly with the County to refer homeless to available services, but have found most individuals resistant to services. American Family Housing (formerly Shelter for the Homeless) in adjacent Midway City reports providing transitional housing for 14 Huntington Beach families and individuals during 2007, and indicates approximately one-third of their walk-in clients seeking services are from Huntington Beach.

The McKinney-Vento Homeless Education Assistance Act ensures access to free public education for homeless children and youth. Under the Act, all school districts are required to designate a local liason whose responsibilities include ensuring homeless youth and children are identified and enroll in school, receive educational services for which they are eligible, and are provided every opportunity to succeed in school. In Orange County, each district's liason annually reports the number of homeless youth and children to the County Department of Education.⁶ For school year 2006-07, a total

⁴ Orange County Grand Jury 2005-2006, "The Homeless Crisis in Orange County."

⁵ Lieutenant Mike Reynolds, H.B. Beach Police Department, Special Enforcement Bureau, August 2007.

⁶ The Act defines homeless as individuals who lack a fixed and adequate nighttime residence, and includes children and youth temporarily sharing the housing of others; living in cars, motels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; or living in emergency or transitional shelters.

of 322 homeless children and youth were reported within the Huntington Beach Union High School District, and another 56 in the Huntington Beach City School District. These figures would indicate that in addition to the "visible" homeless identified by the City's Police Department, a much higher population of persons living on the edge of homelessness exist in the City. Of the 13,130 homeless children and youth identified through School Districts County-wide, 89 percent were double or tripled up in housing, 6 percent were staying in motels, 4 percent in shelters, and 1 percent were unsheltered in cars, parks, campgrounds, etc.

In July, 2005, "2-1-1 Orange County" was established to provide a comprehensive information and referral system to link County residents with community health and human services support. The service is available seven days a week, 24 hours a day. Callers are connected with certified, multi-lingual information and referral specialists who utilize a database to provide information on services including shelter and housing resources, food, and substance abuse assessment and treatment.

The City of Huntington Beach Economic Development and Community Services staff are active in the Orange County Continuum of Care and its regional approach to homelessness issues. The City's strategy is to continue to support a continuum of programs, including homeless supportive services, emergency shelter, transitional housing, permanent affordable housing, and homeless prevention services. The following highlights some of the City's current activities to support homeless and extremely low income households at-risk of homelessness:

- The City owns and contracts out operation of the Huntington Beach Youth Shelter, a twelve bed facility open 24 hours a day, seven days a week serving at-risk and homeless youth. The Youth Shelter provides 2 to 4 week stays for youth ages 11-17, providing various counseling and life skills training to help reunite youth with their families, or in some cases, referrals to other long term housing options. The City is funding upgrades to the Youth Shelter, and also funds the shelter's gang prevention program operated out of the Oakview Community Center.
- In 2005 and 2006, the City provided funding to support the establishment of two transitional housing facilities - the six unit Interval House and eight unit Colette's Children's Home - both for battered/homeless mothers with children and chronically homeless women. Support services provided include job development and retention training, parenting and life skill training, financial planning and assistance, case management services, counseling, and more.
- American Family Housing, located immediately north of the City, provides a continuum of services to Huntington Beach residents, including emergency shelter in coordination with local churches; transitional housing in scattered site locations; and permanent affordable rental housing. The City has partnered with this agency to rehabilitate a total of twelve units in the Oakview neighborhood and provide units at affordable rents for extremely to very low income families, and is currently considering CDBG funding support for its transitional housing program.

D1.40

- The City has also partnered with Orange County Community Housing to purchase and rehabilitate 8 apartment buildings, providing 64 units of permanent affordable housing for extremely low and very low income households.
- The City's Project Self-Sufficiency program supports extremely low to low income single-parents to gain economic independence and prevent homelessness.
- The Huntington Beach Jobs Center, located adjacent to the Oakview neighborhood, helps prevent homelessness by assisting the local day laborer population in gaining skills and finding both short and longer term employment. The Economic Development Department contracts with the Orange County Workforce Investment Board/One-Stop Center for administration of the Center, providing a location for job seekers to meet with prospective employers, as well as offering a variety of employment services, including counseling on work habits and employer expectations; access to online job databases; ESL classes; and credit education.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The Census identifies 90 Huntington Beach residents employed in farming, fishing and forestry occupations, representing only 0.1 percent of the City's labor force. The City has only one, approximately 40 acre parcel remaining in agriculture which is currently being proposed for a mix of housing, open space and wetland preservation. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Huntington Beach's physical housing stock. This includes an analysis of housing growth trends, housing conditions, lead-based paint hazards, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-12 displays housing production in the City, compared to neighboring cities and the entire Orange County region. Between 1990 and 2000, Huntington Beach's housing stock grew by a modest 4 percent, similar to Costa Mesa, Fountain Valley and Westminster, but less than half the 11 percent housing growth Countywide. During the 2000s, housing growth has been more modest throughout most of the region.

According to the State Department of Finance (2007), Huntington Beach has a current housing stock of 77,962 units, representing an increase of 2,283 units (or 3%) since 2000. As an older community with little remaining vacant residential land for new development, housing growth over the past 3-4 years has primarily been attributable to infill on small residential sites.

Major housing developments under construction include the Pacific City, Blue Canvas, and Brightwater Projects that will, in total, add over 1,000 new units to the City. The Pacific City Project will include 516 condominiums, retail, restaurants, entertainment, hotel, and office uses. The Blue Canvas Project will add 201 multi-family units in conjunction with a 2-acre public park. And Brightwater, currently in unincorporated Orange County, will consist of 349 single-family homes on approximately 105 acres, with almost 40 acres to be used for habitat restoration. The City has also received applications for two higher density mixed-use projects near Interstate 405 that could potentially add up to 1,000 rental and condominium units within four and five-story buildings. Related to these projects, the City is also in the process of developing a Specific Plan for the Beach Boulevard/Edinger Avenue corridor that is anticipated to provide sites for residential and mixed-use development.

**Table II-12
Regional Housing Growth Trends**

Jurisdiction	1990	2000	2007	Percent Change	
				1990-2000	2000-2007
Anaheim	93,177	99,719	101,510	7%	2%
Costa Mesa	39,611	40,406	40,987	2%	1%
Fountain Valley	18,019	18,473	18,742	3%	2%
Huntington Beach	72,736	75,679	77,962	4%	3%
Irvine	42,221	53,711	74,936	21%	28%
Newport Beach	34,861	37,288	42,580	7%	14%
Santa Ana	75,000	74,588	75,375	-1%	1%
Seal Beach	14,407	14,267	14,538	-1%	2%
Westminster	25,892	26,940	27,398	4%	2%
Orange County	875,105	969,484	1,024,692	11%	6%

Source: U.S. Census 1990, 2000. Dept of Finance 2007 Population and Housing Estimates.

2. Housing Type and Tenure

Table II-13 presents the mix of housing types in Huntington Beach. Typical of a built out community, the overall distribution of housing types in Huntington Beach has remained relatively stable. Of the City's nearly 78,000 housing units in 2007, 62 percent were single-family homes and 34 percent were multi-family units. Huntington Beach also has 18 mobilehome parks with over 3,100 mobilehome units, comprising 4 percent of the City's housing.

**Table II-13
Housing Type 1990 – 2007
City of Huntington Beach**

Unit Type	1990		2000		2007	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	34,537	48%	36,952	49%	38,564	50%
SF Attached	8,904	12%	9,457	12%	9,467	12%
Total SF	43,441	60%	46,409	61%	48,031	62%
2 to 4 Units	9,487	13%	9,666	13%	9,866	12%
5 or more units	16,608	23%	16,463	22%	16,924	22%
Total Multi-Family	26,095	36%	26,129	35%	26,790	34%
Mobile Homes & Other	3,200	4%	3,141	4%	3,141	4%
Total Housing Units	72,736	100%	75,679	100%	77,962	100%
Vacancy Rate	5.3%	–	2.7%	–	2.7%	–

Source: U.S. Census 1990, 2000. Dept of Finance 2007 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2000 Census, 61 percent of Huntington Beach's households were homeowners, comparable to the County as a whole, and representing an increase from the City's 58 percent homeownership rate in 1990.

Table II-14
Housing Tenure
City of Huntington Beach

Occupied Housing Units	1990		2000	
	Households	Percent	Households	Percent
Renter	28,595	42%	28,999	39%
Owner	40,284	58%	44,658	61%
Total	68,879	100%	73,657	100%

Source: U.S. Census, 1990 and 2000.

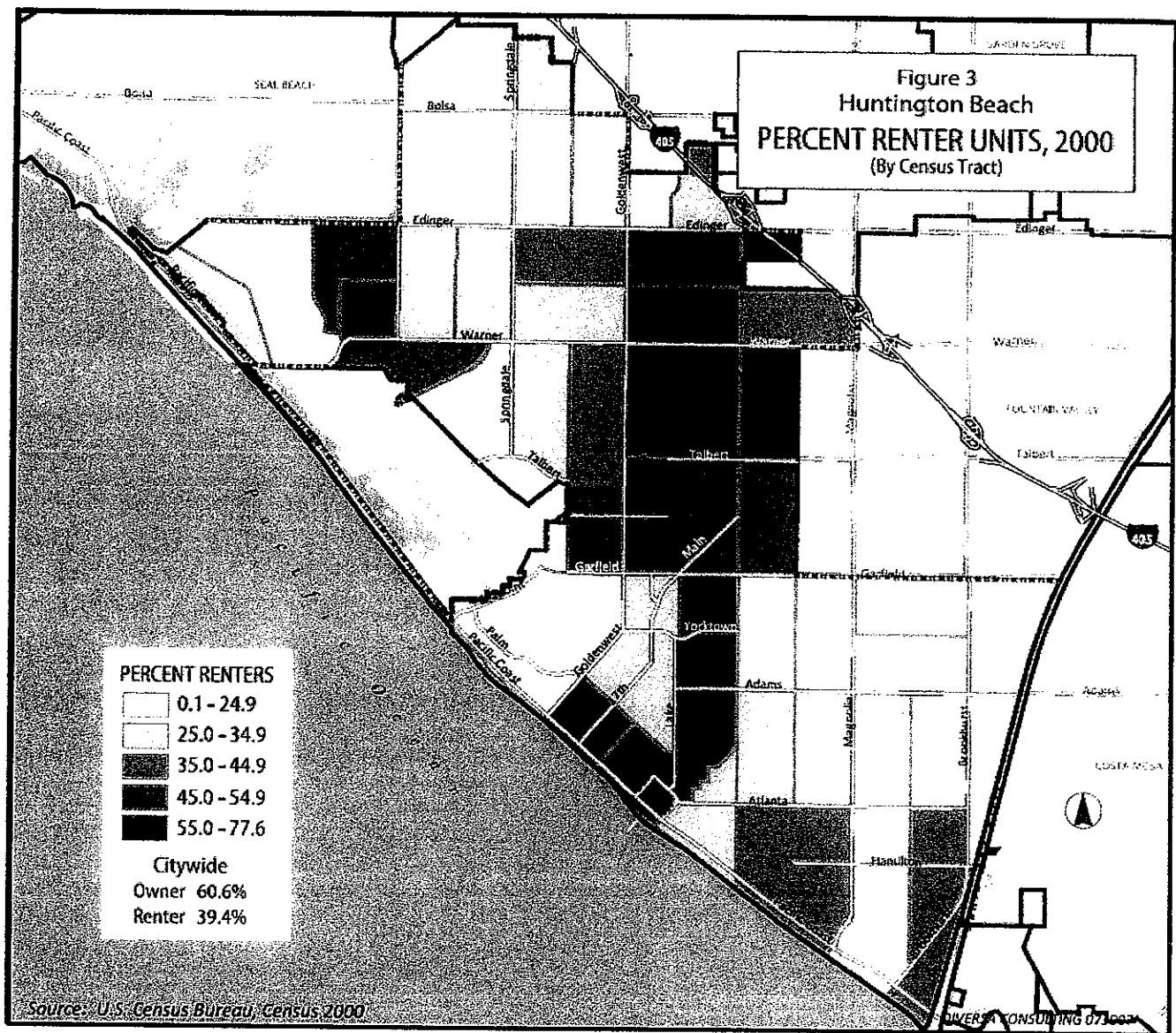
Figure 3 illustrates the percentage of renter households in Huntington Beach by census tract. As indicated by this figure, the highest concentrations of renter households (55-78 percent) are generally located in the following neighborhoods: Downtown; west of Beach Boulevard and south of Garfield (including the Yorktown-Lake and Garfield neighborhoods); and central Huntington Beach between Talbert and Edinger, east of Goldenwest (including the Oak View, Newland and Washington neighborhoods). Many of the neighborhoods in Huntington Beach with a high population of renters also correspond to the City's CDBG Enhancement Areas (depicted in Figure 2).

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

As measured by the 2000 census, the citywide residential vacancy rate in Huntington Beach was 2.7 percent for all housing units, and 0.9 percent for owner-occupied units and 2.0 percent for rental units. The USC Lusk Center for Real Estate documents a continuation of the tight housing market in Huntington Beach, with a 2.2 percent apartment vacancy rate in 2006. The REALFACTS rent survey of nearly 6,000 apartment units in the City documents a 3.1 percent rental vacancy in 2nd quarter 2007. These continued low vacancy rates indicate that a high 'pent-up' housing demand exists and that finding housing in the community is challenging for many households.

Figure 3 Renter-Occupied Units



D1.45

3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-15 displays the age of Huntington Beach's occupied housing stock by owner/renter tenure as of 2000. As a mature community, the majority of Huntington Beach's housing stock consists of units older than 30 years of age. Among owner-occupied housing, 78 percent of units were constructed prior to 1970, and is reflective of the community's numerous older single-family neighborhoods. A similar proportion of renter housing is greater than 30 years in age (79%); this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing.

Table II-15
Age of Housing Stock 2000
City of Huntington Beach

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	1,190	4%	4,124	9%	7%
1980-1989	4,885	17%	5,702	13%	14%
1970-1979	11,747	40%	14,420	32%	36%
1960-1969	8,325	29%	18,324	41%	36%
1950-1959	1,748	6%	1,595	3%	5%
1940-1949	537	2%	258	<1%	1%
1939 or earlier	640	2%	313	<1%	1%
Total	29,072	100%	44,736	100%	100%

Source: U.S. Census 2000.

The advanced age of the majority of Huntington Beach's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. In order to maintain adequate housing conditions, the City operates a proactive Code Enforcement Program and Neighborhood Preservation Program, both aimed at eliminating blight and improving the quality of life in Huntington Beach neighborhoods. Through these programs, residents are encouraged to become educated on the City's municipal and zoning codes and to establish neighborhood and other community partnerships to find ways to keep their neighborhoods blight-free.

Housing Conditions Survey

During February through August 2007, City Code Enforcement staff conducted a Citywide windshield survey to identify neighborhoods with deteriorated or deteriorating

housing conditions⁷. The survey examined the exterior and publicly visible areas of units, rating each unit as "good", "fair" or "poor" on several categories, such as roof, paint, and landscaping. The scores of all features were then combined and an overall rating given to the property. As indicated in Table II-16, of the 55,129 units surveyed, 91 percent were rated as "good", 8 percent as "fair", and 1 percent as "poor." Thus, the City has nearly 5,000 units rated fair to poor in need of some level of rehabilitation.

Table II-16
Summary of Housing Conditions 2007
City of Huntington Beach

Overall Condition Rating	# of Units Surveyed	% of Units Surveyed
Good	50,356	91%
Fair	4,455	8%
Poor	318	1%
Total	55,129	100%

Source: City of Huntington Beach City-wide Housing Condition Survey, 2007.

In conjunction with the housing conditions survey, City staff also identified deteriorated areas based on observed violations of the Uniform Housing Code. This effort was undertaken to determine geographical areas meeting the U.S. Department of Housing and Urban Development (HUD) guidelines to utilize Community Development Block Grant (CDBG) funding for special code enforcement and preservation activities in deteriorating areas. From this survey, staff identified four geographical areas that met the criteria for a deteriorating area, as well as meeting the CDBG national objective of serving low and moderate income households (refer to Figure 4):

- Bolsa Chica - Heil
- East - Central
- South - Central
- Southeast

Within these four areas, 78 percent of units were found to have some level of deterioration, including 24 percent with low deterioration, 40 percent with medium deterioration, 6 percent with high deterioration, and 8 percent with very high deterioration. While these four areas comprise approximately 20 percent of Huntington Beach's total housing stock, they were responsible for 42 percent of all code enforcement activity and 51 percent of all code violations recorded citywide.

⁷ The City has adopted the following definition of deteriorating area: "Any area of the City which contains a substantial number of buildings or properties maintained in such a manner that substandard conditions, as defined by Chapter 10 of the 1997 California Uniform Housing Code, are in existence or are likely to be observed, and/or exhibit other factors and conditions believed to indicate, influence, or contribute to the deterioration of buildings properties."

In August 2007, the City Council adopted a resolution designating these four areas of concentrated deteriorated housing as Special CDBG Code Enforcement areas, refining the boundaries of the City's prior eight Enhancement Areas. They will become the focus of increased code enforcement and neighborhood preservation efforts to improve the quality of life and condition of housing within these neighborhoods.

Neighborhood Preservation and Code Enforcement Program

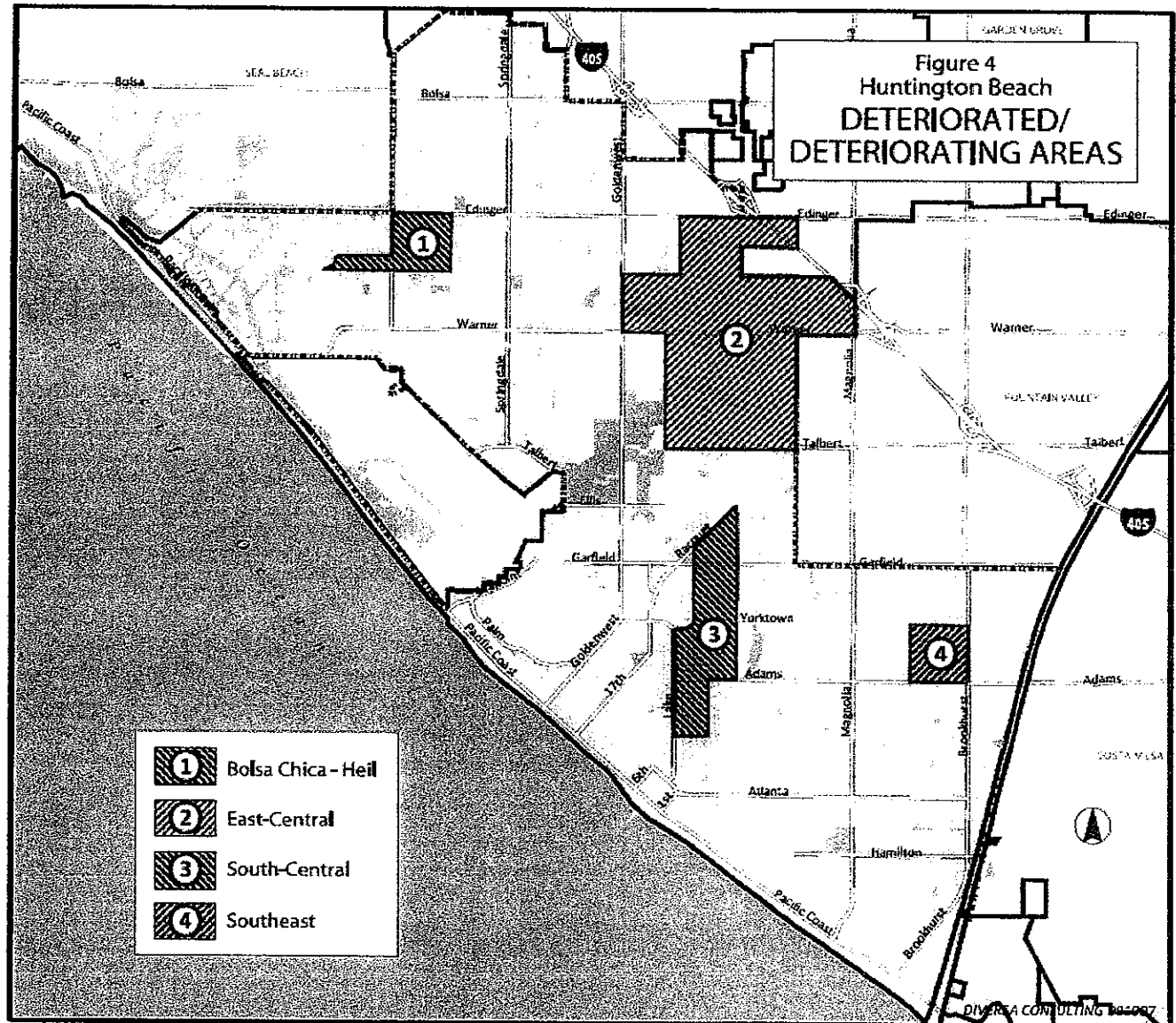
The Neighborhood Preservation and Special CDBG Code Enforcement program utilizes a variety of community oriented enforcement techniques and programs in collaboration with multiple City Departments and several County public agencies (such as Fair Housing, Health Department, Vector Control, etc) to arrest housing stock decline and blighting conditions. The primary goal is to promote a healthy community environment through education and communication, and when necessary, civil and criminal enforcement actions, to actively engage the community in addressing housing deterioration. The City facilitates establishment of residential community groups within Neighborhood Preservation Areas, such as the Oakview Task Force, to define and resolve neighborhood issues and problems. The focus of the City's code enforcement activities has shifted from being reactionary and punitive to more proactive and educational in nature, aiming to empower residents to improve their neighborhoods.

Educational efforts and functions include:

- Working with business owners, neighborhood associations and home owners to identify neighborhood and code enforcement issues, facilitate discussions and forums to assist in achieving resolution
- Empowering the community through resource referrals and self-help programs to resolve and prevent code enforcement issues. Common resource referrals include, but are not limited to, the City's Home Rehabilitation Loan Program, the City's Senior Citizen Services, and various County assistance programs.
- Educating the public regarding City Codes relative to property maintenance, abandoned vehicles, substandard housing, home businesses, and housing code regulations. Outreach efforts include distribution of code enforcement informational brochures, monthly newsletter, periodic articles in local publications; conducting presentations to various neighborhood, home, and property owner associations; and participating on community-specific task forces.

The City monitors code enforcement complaints via an automated complaint tracking software and database. On a monthly basis, staff generates reports, analyzing complaints received, actions taken, and types of violations throughout the City. This information is used to make program adjustments to ensure enforcement actions are effective in addressing the particular needs of the various areas of the City.

Figure 4 Deteriorated/Deteriorating Areas



D1.49

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Huntington Beach residents.

Rental Housing Market

According to the USC/Casden Multi-Family Market Report⁸, the supply of apartments in Orange County exceeded demand during 2006. Huntington Beach witnessed a negative net absorption of 30 units, compared to a positive absorption of 330 units in 2005. Rents increased by 6.7 percent in Huntington Beach to an average of \$1,442 per month, comparable to Countywide average rents of \$1,472. Despite the increase in rents, the Huntington Beach rental market remained tight, with an apartment vacancy rate of only 2.2 percent. With several large apartment projects in the planning stages in Huntington Beach, the increase in supply should result in increasing the rental vacancy rate to a more healthy level.

Current rental housing costs in Huntington Beach were obtained from REALFACTS, a service that provides existing contract rents in properties containing 100 or more units. Twenty-seven apartment complexes totaling nearly 6,000 units were included in the rent survey. These properties range in size from 96 to 448 units, with 221 being the average number of units per property. The year of construction ranges from 1964 to 1987, with 1973 being the average. Twenty-six of the properties were classified as Class C construction, with one complex rated Class B. The lack of Class A properties is indicative of the older age of these properties.

As illustrated in Table II-17, during the 2nd quarter of 2007, the average rents in these complexes ranged from \$1,086 for a studio, \$1,332 for a one-bedroom, \$1,599 to \$1,692 for a two-bedroom (1 to 2 bath), and \$1,795 for a three-bedroom unit. The overall average rent for all unit types was \$1,472, a 5.4 percent increase from the prior year. The average rent for all properties surveyed Countywide was \$1,551.

In order to examine rental trends within a longer time frame, Table II-17 also provides information on the history of rental costs for these 5,972 units from 2001 through 2nd quarter 2007. As indicated by these data, overall rents increased by six percent during 2001-2003, and nearly 14 percent during 2004-2006, for an average annual rent increase of 3.3 percent over the last six years. In contrast, comparing average rents in 2nd quarter 2006 (\$1,397) to 2nd quarter 2007 (\$1,472) indicates an increase of 5.4 percent, well above the 3.3 percent annual average during 2001-2006, although still slightly below the Countywide average rent increase of 6.1 percent.

⁸ 2007 Southern California Multi-family Market Report, Casden Forecast, USC Lusk Center for Real Estate.

Occupancy levels in Huntington Beach's 5,972 surveyed units are 96.9 percent, the third lowest among the 23 jurisdictions surveyed. As a matter of reference, rental vacancy levels of around 5% (95% occupancy) are considered ideal by SCAG for sufficient tenant mobility.

Table II-17
Apartment Rental Trends 2001-2007
City of Huntington Beach

Unit Type (Bd/Bth)	2001	2002	2003	2004	2005	2006	2nd Quarter 2007	% Change 2001-2003	% Change 2004-2006	% Change 2Q 2006-2Q 2007
Studio	\$857	\$865	\$891	\$918	\$956	\$1,021	\$1,086	4.0%	11.2%	7.8%
1	\$1,004	\$1,029	\$1,062	\$1,103	\$1,176	\$1,267	\$1,332	2.5%	14.9%	5.7%
2/1	\$1,221	\$1,242	\$1,286	\$1,336	\$1,424	\$1,508	\$1,599	5.3%	12.9%	7.5%
2/2	\$1,270	\$1,308	\$1,342	\$1,388	\$1,482	\$1,587	\$1,692	5.7%	14.3%	8.4%
3/2	\$1,467	\$1,557	\$1,653	\$1,665	\$1,834	\$1,977	\$1,795	12.7%	18.7%	-8.1%
2 TH	\$1,421	\$1,458	\$1,471	\$1,518	\$1,603	\$1,687	\$1,744	3.5%	11.3%	2.8%
3 TH	\$1,558	\$1,612	\$1,674	\$1,719	\$1,818	\$1,935	\$1,987	7.4%	12.6%	2.7%
Average	\$1,129	\$1,162	\$1,197	\$1,238	\$1,319	\$1,408	\$1,472	6.0%	13.7%	5.4%

Source: REALFACTS, July 2007

NOTE: TH = Townhomes

Homeownership Market

Regional Trends

Southern California is experiencing a significant decline in the volume of single-family and condominium sales, placing downward pressure on home prices. Data Quick reports that sales in October 2007 have dropped to their lowest level for any October in DataQuick's statistics, which go back to 1988, and reflect a 45 percent decline from the prior year. While the initial slow down in sales in 2006 was coming off the heightened pace of sales activity in 2004 and 2005 and had little impact on price, beginning in January 2007, Southern California⁹ prices had fallen 2 percent below the prior year's levels. As of October, sales prices were 8 percent below the prior year, with approximately three-quarters of the Southland's zip codes evidencing a drop in sales prices. Sales price declines are most pronounced in the lower end of the market, with prices in the upper half of the market flat or modestly increasing as potential sellers wait the market out. Slow sales, flat appreciation, and subprime lending activity have all contributed to significant increases in foreclosures, with the number of mortgage default notices in Southern California the highest in ten years. Within Orange County, the number of single-family and condominium units sold declined 42 percent and dropped 8.2 percent in value during October 2007 compared to the prior year.

⁹ Data Quick Southern California sales statistics encompass the following counties: San Diego, Riverside, San Bernardino, Orange, Los Angeles, Ventura, and Santa Barbara.

Huntington Beach Housing Sales

Table II-18 compares single-family and condominium sales prices in Huntington Beach and nearby communities by zip code during the month of October 2007. A total of 73 single-family homes were sold within the City's four zip codes. Median sales prices ranged from \$553,000 in zip code 92646 (southeast), \$599,000 in zip code 92647 (northeast), \$1,073,000 in 92648 (coastal and Downtown), and \$1,165,000 in 92649 (west, including Huntington Harbour); Figure 5 depicts the median sales price by zip code. The City's two lower priced zip codes (92646 and 92647) evidenced a 12-14 percent drop in sales prices from the prior year, whereas the two higher priced areas of the City (zip codes 92648 and 92649) saw price increases of 12 and 34 percent respectively. Countywide, the median single-family sales price was \$650,000, a two percent decline from the prior year. Of the eight communities evaluated in Table II-18, 18 of the 24 zip codes experienced a drop in single-family home prices. The six zip codes not yet impacted by price declines were all at the upper end of the sales market.

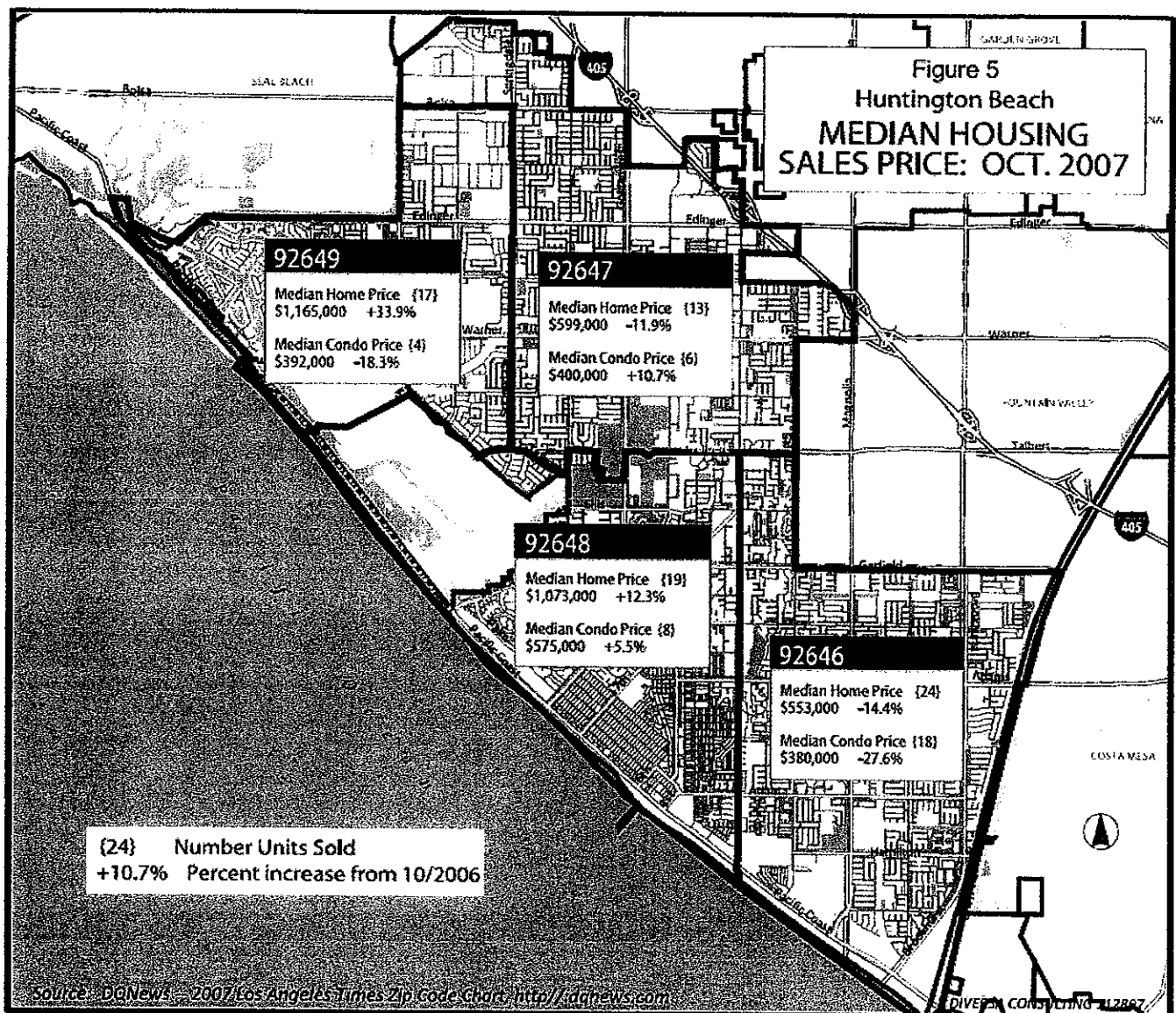
Condominiums comprised one-third of Huntington Beach's October housing sales, with 36 units sold. Median prices ranged from \$380,000 to \$575,000, in contrast to a Countywide median of \$415,000 (refer to Figure 5). Similar to single-family homes, those areas of the City with the highest priced condominiums (zip codes 92648 and 92647) continued to experience price appreciation, ranging from 6 to 11 percent, respectively. In contrast, price declines ranging between 18 and 28 percent were evidenced in zip codes 92649 and 92646. Countywide, condominium sales prices fell an average of 6 percent during October.

Table II-18
Single-Family Homes and Condominium Sales October 2007
Huntington Beach and Nearby Communities

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 10/2006	# Condos Sold	Median Condo Price	% Change from 10/2006
Anaheim	92801	11	\$490,000	-15.6%	2	\$321,000	-21.4%
	92802	7	\$473,000	-21.9%	4	\$399,000	-19.7%
	92804	25	\$505,000	-14.0%	1	\$351,000	-20.6%
	92805	12	\$450,000	-22.4%	n/a	n/a	n/a
	92806	5	\$510,000	-22.4%	1	\$310,000	-31.0%
Costa Mesa	92626	16	\$663,000	-3.6%	n/a	n/a	n/a
	92627	20	\$795,000	9.7%	6	\$402,000	-18.8%
Fountain Valley	92708	21	\$610,000	-7.6%	6	\$206,000	-46.1%
Huntington Beach	92646	24	\$553,000	-14.4%	18	\$380,000	-27.6%
	92647	13	\$599,000	-11.9%	6	\$400,000	10.7%
	92648	19	\$1,073,000	12.3%	8	\$575,000	5.5%
	92649	17	\$1,165,000	33.9%	4	\$392,000	-18.3%
Newport Beach	92660	17	\$1,505,000	19.9%	9	\$759,000	-15.5%
	92661	6	\$3,450,000	-23.3%	n/a	n/a	n/a
	92663	7	\$2,600,000	30.0%	8	\$700,000	35.3%
Santa Ana	92701	4	\$510,000	-13.1%	6	\$320,000	7.6%
	92703	4	\$538,000	-6.8%	1	\$235,000	-34.7%
	92704	6	\$503,000	-16.9%	6	\$286,000	-23.7%
	92705	17	\$750,000	-7.4%	2	\$333,000	27.2%
	92706	7	\$614,000	-10.8%	n/a	n/a	n/a
	92707	13	\$455,000	-28.3%	7	\$225,000	-41.2%
Seal Beach	90740	11	\$948,000	1.9%	5	\$345,000	-0.7%
Westminster	92683	23	\$525,000	-11.8%	2	\$428,000	0.1%
Orange County	All	939	\$650,000	-2.3%	408	\$415,000	-5.7%

Source: DQNews - October 2007 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

Figure 5 Median Housing Sales Prices



D1.54

While the prior Table II-18 provides a one month snapshot of the subregional housing sales market, the following Table II-19 provides detailed information on all sales of existing and new single-family homes and condominiums within the Huntington Beach city limits from August 1, 2006 - July 31, 2007. A total of 1,151 single-family home sales were recorded during this period, with three and four bedroom units comprising 85 percent of all homes sold. Median sales prices ranged from \$435,000 (one-bedroom) to \$850,000 (five-bedroom), with prices varying significantly based on location. Homes in Huntington Harbour and near the coast commanded the highest prices, with less expensive homes located in the central and northern portions of the City. Most homes were well over thirty years in age, 1968 being the average year built. Unit sizes are relatively modest, averaging only 1,718 square feet. The overall median home price in Huntington Beach was \$769,000 for a 1,700 square foot home built in 1968.

Table II-19
Home and Condominium Sales Prices August 2006 - July 2007
City of Huntington Beach

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
1	10	\$405,000-\$1,371,000	\$435,000	740 sq. ft.	2,280 sq. ft.	1952
2	96	\$335,000-\$2,975,000	\$582,500	1,206 sq. ft.	5,034 sq. ft.	1965
3	575	\$326,080-\$852,840	\$735,000	1,563 sq. ft.	8,251 sq. ft.	1968
4	411	\$390,000-\$5,650,000	\$819,000	1,943 sq. ft.	6,610 sq. ft.	1968
5+	59	\$619,500-\$2,720,000	\$850,000	2,539 sq. ft.	8,036 sq. ft.	1970
Total	1,151	\$326,075-\$5,650,000	\$769,000	1,718 sq. ft.	7,328 sq. ft.	1968
Condominiums						
1	109	\$192,000-\$910,000	\$352,500	743 sq. ft.	--	1978
2	306	\$247,500-\$1,550,000	\$480,000	1,134 sq. ft.	--	1980
3	80	\$330,000-\$2,400,000	\$544,000	1,442 sq. ft.	--	1978
4	3	\$720,000-\$1,290,000	\$995,000	2,015 sq. ft.	--	1967
Total	498	\$192,000-\$2,400,000	\$460,000	1,094 sq. ft.	--	1979

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Approximately one-third of all units sold between August 2006 - July 2007 were condominiums. Median prices for condominiums ranged from \$352,500 to \$995,000, with an overall median price of \$460,000. Whereas the vast majority of single-family homes were three and four bedroom units, condominiums were predominately one and two-bedroom units, selling for approximately \$100,000 below similarly sized single-family homes. Condominiums are thus helping to fill a gap for smaller, less expensive ownership housing in the City. The City does have a segment of luxury, high-end condominiums as well, with approximately a dozen units selling for over \$1,000,000 located primarily in the Pacific Coast Highway Coastal Corridor and in Huntington Harbour.

Housing Affordability

The affordability of housing in Huntington Beach can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing.

California Health and Safety Code¹⁰ defines affordable owner and rental housing costs as follows:

Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30% of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 60% of AMI for low income households; and 110% AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

The HUD published 2007 Area Median Income for a four-person household in Orange County is \$78,700.

Based on these definitions of income and affordable housing cost, Table II-20 presents the maximum affordable purchase price for moderate income households (110% MFI), and compares this with market sales prices for single-family homes and condominiums in Huntington Beach as previously documented in Table II-19. As illustrated below, median single-family home prices in Huntington Beach are well beyond the level of affordability for moderate income households. For example, the maximum affordable purchase price for a moderate income four person household is \$308,320, whereas the median priced three bedroom home in Huntington Beach is \$735,000, an affordability gap of \$426,680.

Escalation in sales prices over the past several years have placed even condominiums out of reach to households earning moderate incomes. As shown in Table II-20, the maximum affordable purchase price for a three person household is \$278,820, whereas the median priced two-bedroom condominium in Huntington Beach sells for \$480,000, an affordability gap of \$201,180.

¹⁰ Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 establishes affordable rents.

Table II-20
2007 Maximum Affordable Housing Cost (Moderate Income)
Orange County

Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 110% Median	\$69,300	\$77,880	\$86,570	\$93,500
Income Towards Housing @ 35% Income	\$24,250	\$27,250	\$30,300	\$32,725
Maximum Monthly Housing Cost	\$2,020	\$2,270	\$2,525	\$2,725
Less Expenses:				
Utilities	(\$93)	(\$105)	(\$142)	(\$158)
Taxes (1.15% affordable hsg price)	(\$220)	(\$250)	(\$280)	(\$300)
Insurance	(\$85)	(\$100)	(\$115)	(\$130)
HOA Fees & Other	(\$180)	(\$180)	(\$180)	(\$180)
Monthly Income Available for Mortgage	\$1,442	\$1,635	\$1,808	\$1,957
Supportable Mortgage @ 6.25% interest	\$234,200	\$265,540	\$293,640	\$317,840
Homebuyer Downpayment (5%)	\$11,710	\$13,280	\$14,680	\$15,890
Maximum Affordable Purchase Price	\$245,910	\$278,820	\$308,320	\$333,730
City Median Single-Family Sales Price	\$435,000	\$582,500	\$735,000	\$819,000
City Median Condo Sales Price	\$352,500	\$480,000	\$544,000	\$995,000

Source: Karen Warner Associates.

Table II-21 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents in Huntington Beach, as documented in Table II-17. As the table below indicates, Citywide median rents are well above the level of affordability for very low and low income households, with the affordability gap ranging from \$400 to \$950 per month depending on household size. As household size increases, so does the affordability gap. Households earning moderate incomes, however, are easily able to afford market rents in Huntington Beach.

Table II-21
2007 Maximum Affordable Rents
Orange County

Income Level	Maximum Affordable Rent After Utilities Allowance*			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$680	\$694	\$780	\$842
Low Income	\$746	\$852	\$957	\$1,038
Moderate Income	\$1,435	\$1,640	\$1,842	\$2,022
Huntington Beach Median Apt Rents	\$1,086	\$1,332	\$1,599	\$1,795

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority utility allowance schedule: \$80 for studios, \$93 for 1 bdrms, \$105 for 2 bdrms, and \$142 for 3 bdrms

Source: Karen Warner Associates

D1.57

5. Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units "at-risk" of conversion. This section presents an inventory of all assisted rental housing in Huntington Beach, and evaluates those units at risk of conversion during the ten year, 2008-2018 planning period.

Assisted Housing Inventory

As presented in Table II-22, Huntington Beach has a sizable stock of assisted rental housing, totaling 1,440 deed restricted units. This inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and local redevelopment programs.

Table II-22
Assisted Rental Housing Inventory
City of Huntington Beach

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
City Multi-Family Revenue Bond Projects					
Emerald Cove	Senior	164	164 VL/Low	City Bond	Perpetuity
Huntington Breakers	Family, Senior, Disabled	342	68	City Bond	2020
Five Points Villas	Senior	166	32 VL 16 Mod	City Bond, RDA Set-Aside	2029
Federally Assisted Projects					
Huntington Villa Yorba	Family	198	192	Section(J)(1) Section 8	2013 Annual Renewals
Wycliffe Gardens (Huntington Gardens)	Senior	185	185	Section 231 Section 8	2016 Annual Renewals
Redevelopment Agency Assistance					
Bowen Court Apartments	Senior	20	20 VL	Set-Aside, Land Lease	2062
Bridges Apartments	Family	80	80 VL/Low	Set-Aside, Inclusionary	2032
Colette's Children's Home	Transitional - Domestic Violence	8	8 VL	Set-Aside	2064-2066
Fountains Senior Apartments	Senior	271	80 VL/Low	Set-Aside, Bond Financing	2063
Hermosa Vista Apartments	Family	88	88 VL/Low	Set-Aside, Bond Financing	2064
Huntington Pointe	Family	104	104 VL/Low	Set-Aside, Bond Financing	2063
Interval House	Transitional - Domestic Violence	6	6 VL/Low	Set-Aside, HOME	2031

**Table II-22
Assisted Rental Housing Inventory (cont'd)**

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Jamboree Oakview	Family	10	9 VL 1 L	Set-Aside, HOME	2066
OCCHC - Oakview, Keelson, Koledo 1-5, Queens	Family	64	64 VL	Set-Aside, HOME	2024 - 2060
Project Self-Sufficiency	Family	9	9	Set-Aside	2024
Shelter for the Homeless Keelson, Barton 1 & 2	Family	12	12 VL	Set-Aside, HOME	2024 - 2032
Sher Lane Apartments	Family	66	66 VL, Low, Mod	Set-Aside	2032
Sea Air Apartments 725-733 Utica	Family	36	36	Set-Aside	2024
Density Bonus Projects					
Oceanaire Apts 7811 Talbert	Family	65	62 Low/Mod	Density Bonus	2026
16791 Roosevelt	Family	3	1 Low	Density Bonus	2033
16811 Roosevelt*	Family	13	1 VL/1 Low	Density Bonus	2066
1301 Delaware	Family	30	3 Low/Mod	Density Bonus	2031
Non-Assisted Projects					
Main Place Apts	Family	29	26 Low	Inclusionary, Non-assisted	2031
Beachview Villas (SRO)	Single/DbI Occupancy	107	106 VL/Low	Non-assisted	Perpetuity

Source: City of Huntington Beach Economic Development Department, August 2007.

*Required affordable units provided off-site at 7912 Newman Street

At-Risk Projects

This section evaluates those lower income rental projects in Huntington Beach at-risk of converting to market-rate uses prior to June 30, 2018. As shown in Table II-23, two affordable housing projects are considered to be at-risk during this period - Wycliffe Gardens and Huntington Villa Yorba. Both of these projects maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals.

Wycliffe (Huntington) Gardens is a 185 unit Section 231 senior project with a mortgage extending through 2016, and project-based Section 8 contracts subject to annual renewals HUD. In November 2006, the owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State, and tenants of the project. City Economic Development staff are currently working with an experienced non-profit housing developer (Orange Housing Development Corporation) in an effort to negotiate the acquisition and continued affordability of Wycliffe Gardens, or alternatively, the extension and preservation of the existing affordable terms and Section 8 housing assistance.

Huntington Villa Yorba is a 198 unit HUD Section 236(j)(1) project, 192 units with affordability controls. In 1994, the project owner filed a revised Plan of Action to Extend the Low Income Affordability Use Restrictions through its application to convert the complex to all Section 8 contracts. The project's mortgage now extends through May 2013, with the Section 8 contract subject to annual renewals.

Preservation and Replacement Options

Preservation or replacement of the two at-risk projects in Huntington Beach can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified non-profit purchasers, and the availability of funding.

The current market value for Wycliffe Gardens and Huntington Villa Yorba can generally be estimated based on each projects' potential annual income and standard costs associated with apartment maintenance and management. As shown in Table II-23, the market value of the combined 377 project units is estimated at \$54 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Table II-23
Market Value of At-Risk Projects

Project Units	Wycliffe Gardens	Huntington Villa Yorba	Total
1 bdrm	185	21	206
2 bdrm		152	152
3 bdrm		19	19
Total	185	192	377
Annual Operating Cost	\$1,175,000	\$1,483,172	\$2,658,172
Gross Annual Income	\$2,730,000	\$3,451,920	\$6,181,920
Net Annual Income	\$1,554,500	\$1,968,748	\$3,523,248
Est. Market Value	\$24,000,000	\$30,000,000	\$54,000,000

Market value for each project based on the following assumptions:

1. Average market rents: 1-bd \$1,300, 2-bd \$1,600, 3-bd \$1,700 (Table II-17)
2. Average unit size: 1-bd 700 sq.ft., 2-bd 900 sq.ft., 3-bd 1,100 sq.ft.
3. Vacancy Rate = 5%
4. Annual operating expense = 35% gross income + 1.1% property taxes
5. Market value based on 6.5% capitalization rate

D1.60

Option 2: Rental Assistance

Wycliffe Gardens and Huntington Villa Yorba both maintain Section 8 contracts for rental assistance. The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, whereby HUD pays the owners the difference between what tenants can afford to pay (30% household income) and what HUD establishes as the Fair Market Rent (FMR) on the unit.

The feasibility of this alternative, in the case of the property owners, depends on their willingness to continue to accept rental vouchers and limit rents to fair market levels. Given the 377 at-risk units in Wycliffe Gardens and Huntington Villa Yorba and associated bedroom mix, the total cost of subsidizing rents in these projects is estimated at approximately \$100,000 per month, or \$1.2 million annually, translating to \$23 million in subsidies over a 20-year period.

**Table II-24
Required Rent Subsidies for At-Risk Projects**

# Bdrms	# Units	Fair Market Rents	Hhld Size	Hhld Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	206	\$1,238	2 person	\$31,500	\$984	\$254	\$52,324	\$627,888
2 bdrm	152	\$1,485	3 person	\$35,400	\$1,180	\$305	\$46,360	\$556,320
3 bdrm	19	\$2,125	4 person	\$39,350	\$2,164	\$0	\$0	\$0
Total	377						\$98,684	\$1,184,208

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in Huntington Beach and greater Orange County, current purchase prices for market rate apartment buildings in Huntington Beach range anywhere from \$180,000 - \$230,000/unit. Therefore, the cost to replace the 377 at-risk units in Huntington Beach can generally be estimated to range from \$67 to \$86 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 377 at-risk units, 20 years worth of rent subsidies (\$23 million) are less expensive than transfer of ownership (\$55 million), or purchase of replacement units (\$67-\$86 million). However, transfer of ownership to a non-profit may still be a preferred alternative as affordability controls could be secured indefinitely, and projects would become eligible for a greater range of outside funding.

D. REGIONAL HOUSING NEEDS

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction. This is known as the "Regional Housing Needs Assessment" (RHNA) process.

1. Existing Housing Needs

Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table II-25 shows the incidence of overcrowding in Huntington Beach by tenure, as measured by the 2000 Census.

Table II-25
Overcrowded Households 2000
City of Huntington Beach and Orange County

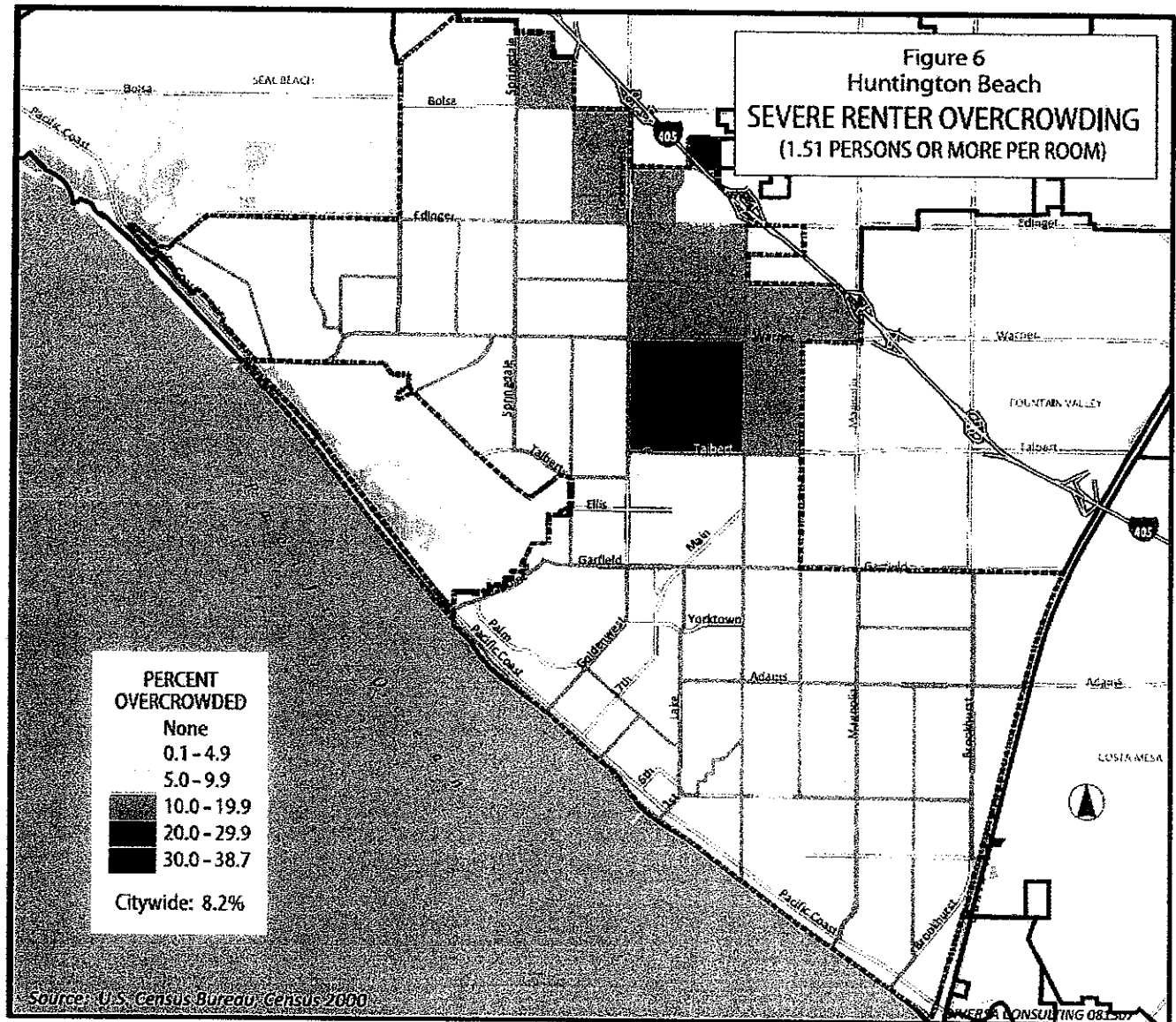
Overcrowding	Households	Percent	Orange Co. %
Owners			
Overcrowding	1,000	2%	8%
Severe Overcrowding	271	<1%	4%
Renters			
Overcrowding	3,752	13%	28%
Severe Overcrowding	2,244	8%	19%
Total Overcrowding	4,752	6%	16%

Source: U.S. Census, 2000. Severe overcrowding is a subset of overcrowding.

In 2000, there were 4,752 households living in overcrowded conditions in Huntington Beach, representing 6 percent of all households. Approximately 13 percent of renter households were overcrowded, an increase from 1990 levels when 10 percent of the City's renters were overcrowded. However, household overcrowding levels for the County are over double the rates of overcrowding in Huntington Beach.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Over 2,200 renter households (8%) experienced severe overcrowding, again an increase from 1990 levels (5% and 1,500 households). As illustrated in Figure 6, the Oak View neighborhood in central Huntington Beach evidenced the highest levels of overcrowding, with 38 percent, or 619 renter households severely overcrowded. Oak View is one of the City's CDBG Enhancement Areas as well as a Redevelopment Project Area, and continues to be a major focus for City neighborhood improvement activities.

Figure 6 Severe Renter Overcrowding



D1 . 63

Overpayment

The 2000 Census indicates that overpayment remains a critical need for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. Table II-26 shows the incidence of overpayment in Huntington Beach.

Table II-26
Housing Overpayment
City of Huntington Beach and Orange County

Overpayment	Households	Percent	Orange Co. %
Owners			
Overpayment (>30% income on housing)	11,227	26%	32%
Severe Overpayment (>50% income on housing)	3,851	9%	10%
Renters			
Overpayment (>30% income on housing)	10,751	38%	44%
Severe Overpayment (>50% income on housing)	4,485	16%	19%
Total Overpayment	21,978	30%	37%

Source: U.S. Census, 2000.

Note: Severe overpayment is a subset of overpayment.

According to the 2000 Census, 38 percent of renters and 26 percent of homeowners in Huntington Beach were spending more than 30 percent of their total income on housing, about six percent below the level of overpayment experienced Countywide. Severe overpayment impacts 16 percent of the City's renters, which, while significant, is still below the Countywide average of 19 percent. In terms of lower income (<80 percent AMI) households overpaying, 9,012 lower income renters and 5,530 lower income homeowners were faced with overpayment in Huntington Beach, indicating nearly 85 percent of overpaying renters earned lower incomes.

Figure 7 shows locations in Huntington Beach with concentrations of severe overpayment among the renter population. Census tracts where 20-25 percent of renters were spending more than half their incomes on rents are located in pockets throughout Huntington Beach. In general, these areas include the greater Downtown/Old Town area, the Adams neighborhood, central Huntington Beach around Goldenwest, the northern Huntington Center area, and throughout Huntington Harbour.

Figure 7 Severe Renter Overpayment

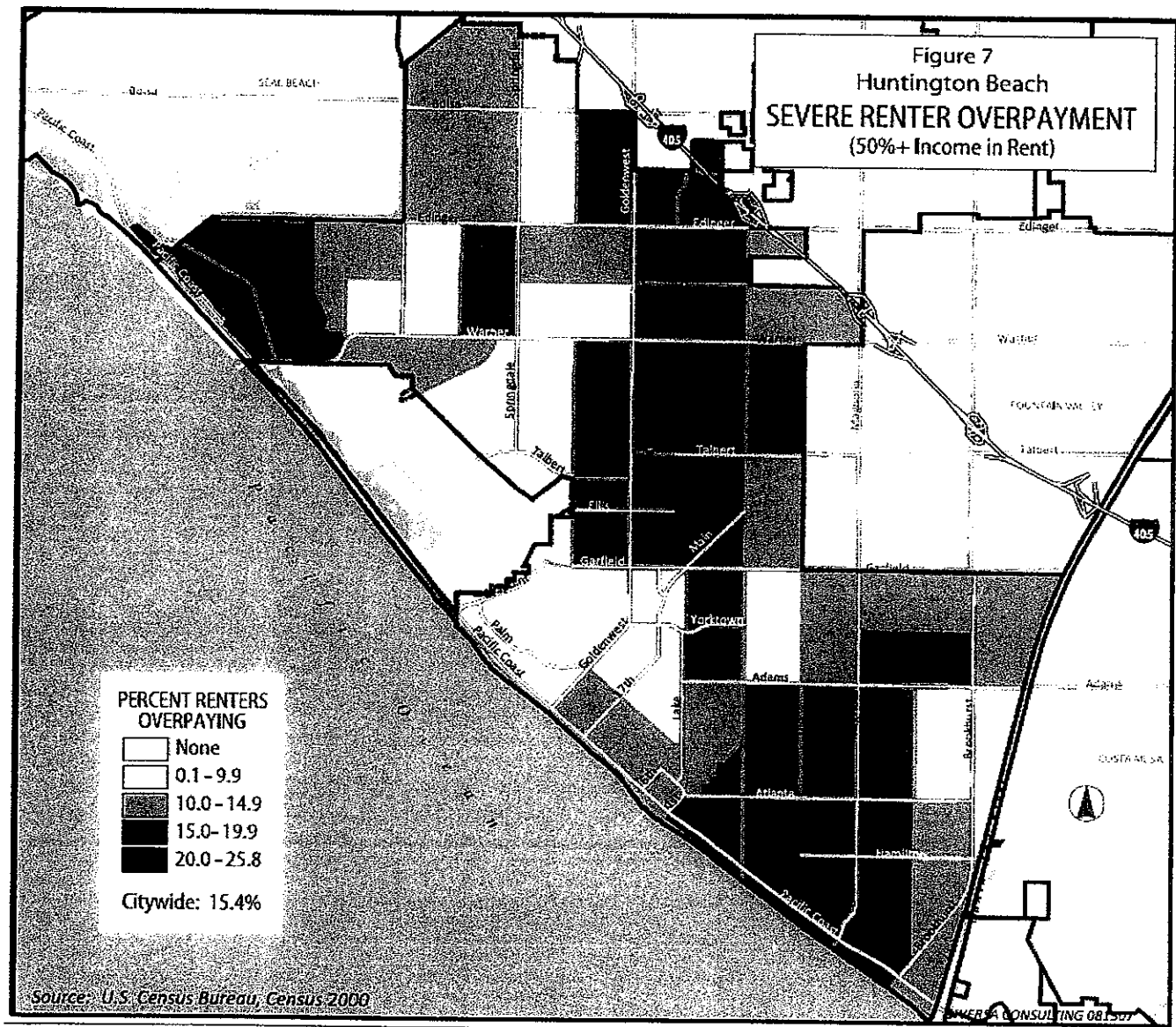


Table II-27 provides a more detailed review of households that experienced severe housing overpayment. Among renters, the elderly were most impacted by severe overpayment, with one-third of the City's total 2,519 elderly renters spending more than half their income on rent. The addition of 100 units of affordable senior rental housing since the 2000 Census in Bowen Court Senior Apartments and The Fountains Senior Apartments will help to address the housing affordability needs of the City's senior renter households. Among homeowners, all household types experienced fairly comparable levels of severe overpayment, ranging from 9-16%. These households are most at risk of foreclosure, particularly in a declining housing market with rising interest rates.

Table II-27
Severe Housing Cost Burden by Type and Tenure
City of Huntington Beach

	Elderly	Small Family	Large Family	Other	Total
<i>Renter Households</i>					
Total # by household type	2,519	11,324	2,983	12,208	29,034
% with severe cost burden	35%	12%	11%	14%	15%
<i>Owner Households</i>					
Total # by household type	11,147	22,516	3,812	7,221	44,696
% with severe cost burden	12%	8%	9%	16%	10%

Source: <http://socds.huduser.org/chas/reports>

2. Five-Year Projected Housing Needs

California's Housing element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes Huntington Beach, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for the planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle¹¹, and has allocated this housing need to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

As defined by the RHNA, Huntington Beach's new construction need for the 2008-2014 period been established at 2,092 new units, distributed among the four income

¹¹ The 2008-2014 SCAG Housing Element planning period extends beyond the typical five-year planning cycle to provide consistency with projections contained within SCAG's Integrated Growth Forecast

categories as shown in Table II-28. The City will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

Table II-28
Regional Housing Needs Assessment 2008-2014*
City of Huntington Beach

Income Level	Percent of AMI**	Units	Percent
Very Low***	0-50%	454	22%
Low	51-80%	369	17%
Moderate	81-120%	414	20%
Above Moderate	120%+	855	41%
Total		2,092	100%

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

* Building permits issued since 1/2006 are credited towards the 2008-2014 RHNA.

** AMI - Adjusted Median Income for Orange County

*** An estimated half of the City's very low income housing needs (227 units) are for extremely low income households.



III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Huntington Beach.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The Huntington Beach General Plan and Zoning and Subdivision Ordinance provide for a range of residential land use designations/zones in the City:

Residential Low (RL) - Provides for single-family residential use within neighborhoods. Clustered development and second units are allowed. Maximum density is 7 dwelling units per net acre.

Residential Medium (RM) - Provides for duplexes, triplexes, townhomes, apartments, multi-dwelling structures, and cluster housing. Single-family homes may also be appropriate. Maximum density is 15 dwelling units per net acre.

Residential Medium High (RMH) - Provides opportunities for a more intensive form of development, including medium density townhomes, garden apartments, and apartment "flats". The *RMH-A* Small Lot subdistrict applies to areas with narrow, 25 foot lot frontages where separate development standards apply. Maximum density is 25 dwelling units per net acre.

Residential High (RH) - Provides opportunities for the most intensive form of residential development, including apartments in garden type complexes and high rises. Maximum density is 35 dwelling units per net acre.

Residential Manufactured Home Park (RMP) - Provides sites for mobile home or manufactured home parks, including parks with rental spaces and parks where spaces are individually owned. Maximum density is 9 spaces per net acre.

Mixed Use (M) - The exact density, location, and mix of uses in the category is intended to be governed by a specific plan to allow greater design flexibility. May include single residential use. As a means of providing greater development certainty and better facilitate mixed use projects, the City is in the process of drafting mixed use zoning regulations.

The City's residential development standards are summarized in Table III-1. Development standards are intended to protect the safety and general welfare of the community while promoting the goals and policies of the General Plan. The City's

standards are fairly comparable to other Orange County communities, and are not considered excessive or overly restrictive.

**Table III-1
Residential Development Standards**

	RL	RM	RMH-A Subdistrict	RMH	RH	RMP
Minimum Building Site	6,000	6,000	2,500	6,000	6,000	10 ac.
Width (ft.)	60	60	25	60	60	N/A
Cul de sac frontage	45	45	–	45	45	N/A
Minimum Setbacks						
Front (ft.)	15	15	12	10	10	10
Side (ft.)	3;5	3;5	3;5	3;5	3;5	–
Street Side (ft.)	6;10	6;10	5	6;10	6;10	10
Rear (ft.)	10	10	7.5	10	10	–
Maximum Height (ft.)						
Dwellings	35	35	35	35	35	20
Accessory Structures	15	15	15	15	15	15
Maximum FAR	–	–	1.0	–	–	–
Min. Lot Area/Unit (sq. ft.)	6,000	2,904	*	1,742	1,244	–
Density (du/acre)	7.26	15		25	35	
Max. % Lot Coverage	50	50	50	50	50	75
	Studio	1 bed	2 bed	3 bed	4 bed	5 bed
Minimum Floor Area	500	650	900	1,100	1,300	1,300
Private Open Space						
Ground Floor Units	200	200	250	300	400	400
Above Ground Floor	60	60	120	120	120	120
Parking						
Single Family	2	2	2	2	2	3
Multi-Family	1	1	2 (1 enclosed)	2.5 (1 enclosed)	2.5 (1 enclosed)	2.5 (1 enclosed)
Guests		.5 per unit				
Senior	1 (covered)	1 (covered)	1.5 (covered)			
SRO	1					

*Lots < 50' in width = 1 du per 25' frontage.

Lots > 50' in width = 1 du per 1,900 sq. ft.

The table shows that development standards remain fairly constant across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the RL, single-family residential, zone to the RH, high density residential, zone. Likewise, the front yard setback requirement becomes less restrictive as permitted density increases. That is, the RL front yard setback is 15 feet while the RH required front yard setback is reduced to 10 feet.

The maximum building height for all residential zoning districts is 35 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit up to 10 feet for architectural features and projections. In addition, some specific plans, such as the Seabridge and Downtown Specific Plans, allow greater building heights for mixed use and multi-family residential projects.

Residential parking standards in the City of Huntington Beach are based on the number of bedrooms for both single and multi-family developments. All single-family residences are required to provide a minimum of a 2-car garage. New single-family residences with five or more bedrooms are required to provide a 3-car garage, except in the RMH-A district, where 25-foot wide lots are permitted. Open parking spaces are also required, but can be counted in the driveway and on the street. Existing single-family residences are required to have 2-car garages regardless of the number of bedrooms. This allows property owners with older dwelling units to remodel their homes and add bedrooms without having to provide a third car garage.

As indicated in Table III-1, parking requirements for multi-family residential developments increase as the number of bedrooms increases. However, only one enclosed space is required for each unit. The remaining required spaces can be open. The zoning code also has separate parking requirements for senior housing, small lot developments, manufactured/mobile homes, SRO developments, group housing and residential care housing that require fewer parking spaces than the standard multi-family residential parking requirements.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, the maximum lot coverage permitted in residential zoning districts is 50 percent, but the code allows up to 55 percent lot coverage for patio covers. The code also stipulates that lattice or trellis patio covers are exempt from lot coverage limitations. Other provisions that provide flexibility include: zero side and rear yard setback standards, reduced setbacks for accessory structures, allowable building projections into required setbacks, exceptions to height limit and reduced setbacks for side entry garages and garages with alley access.

The City's residential development standards have not served as a constraint to the provision of housing as a number of residential housing projects, ranging in size

from smaller 4-unit developments in the RM zone to the 516-unit Pacific City development located in the Downtown Specific Plan area, have achieved the maximum permitted densities. However, it should be noted that not all residential projects are able to achieve maximum densities due to other constraints specific to the site, such as shape and topography of the lot, soil/environmental conditions and location. These constraints are discussed further for vacant sites in the realistic development capacity analysis in Section IV.

Huntington Beach has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential developments types and encourage affordable housing:

Affordable Housing Density Bonus: In March 2007, the Huntington Beach City Council adopted a new density bonus ordinance (Zoning Code Section 230.14) to conform with the new requirements of Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

- a. Ten percent (10%) of the total units of a housing development for lower income households; or
- b. Five percent (5%) of the total units of a housing development for very low income households; or
- c. A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- d. Ten percent (10%) of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

- a. A reduction in site development standards (e.g., setback and square footage requirements, and/or parking requirements) or architectural design requirements.
- b. Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses reduce individual unit costs, and the nonresidential land uses are compatible with the housing project and adjoining development.

- c. Other regulatory incentives or concessions proposed by the permit applicant or the City that would result in identifiable cost reductions.

In addition to these incentives, at the request of the developer, the City will permit a parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms. Since adoption of the new ordinance, the City has received one density bonus application.

Development Standards for Senior Housing: Section 210.88 sets forth modified development standards for senior housing that may be permitted by the Planning Commission. Modified standards include reduced unit sizes, reduced parking, and reduced private open space requirements.

Inclusionary Housing: Huntington Beach has had an inclusionary housing requirement since the early 1990s, as set forth by policy. In October 2005, the City Council adopted an ordinance that codified this policy and established the option for payment of in-lieu fee for projects with fewer than ten units.

Zoning Ordinance Section 230.26 requires new residential projects with three or more units to provide at least 10 percent of the total units for low to median income households at an affordable housing cost for a 60 year period; projects within Redevelopment Project Areas have a 15 percent inclusionary requirement. Rental units are required to be made available to very low - low income households, while owner units are to be available to low - median income households. Affordable units are permitted to be provided at an off-site location, and may be new construction or substantial rehabilitation.¹ Preservation of at-risk units or mobile homes may also be used to satisfy the inclusionary requirement. All off-site inclusionary units must be constructed or rehabilitated prior to or concurrently with the primary project.

The City contracted with an economic consultant to conduct a nexus study to calculate an appropriate in-lieu fee amount for projects with 3-9 units. In October 2007, City Council adopted the following inclusionary housing in-lieu fees:

¹ For purposes of the ordinance, major rehabilitation is defined as equal to more than one-third the value of the existing improvement, excluding land value, of existing non-restricted units.

**Table III-2
Inclusionary Housing In-Lieu Fee**

Project Size (# of Units)	Per Unit In-Lieu Fee Amount
Three	\$9,430
Four	\$10,600
Five	\$11,780
Six	\$12,960
Seven	\$14,140
Eight	\$15,330
Nine	\$16,500

The Ad Hoc Committee is continuing to evaluate the option of extending the in-lieu fee to all projects. The City will establish an Affordable Housing Trust Fund for deposit of in-lieu fee revenues. Monies from the Fund will be used only to fund projects with a minimum of 50 percent of the units affordable to very low and low income households, with at least 20 percent of units available to very low income households. At the discretion of the City Council, the Fund may be used for pre-development costs, land or air rights acquisition, rehabilitation, land write-downs, or to lower the interest rate of construction loans or permanent financing. The City Council shall annually review and update the in-lieu fee schedule by resolution and set forth the permitted use of the Affordable Housing Trust Funds.

Huntington Beach has had its 10 percent inclusionary requirement in place since the early 1990s, and the requirement has not served as a constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate developments, with 478 affordable units produced through the City's requirement between 1993-2006. The City's ordinance provides incentives for compliance by offering density bonuses and additional regulatory incentives for provision of 10 percent low or median income units. To provide flexibility, the ordinance now provides the option for payment of an in-lieu fee for projects with fewer than 10 units, as well as providing options for provision of off-site units through new construction or substantial rehabilitation, or preservation of at-risk units or mobile homes.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. In 2004, the City strengthened the condominium conversion ordinance as follows:

- ✓ Prohibition of conversion of lower or moderate income rental housing developed with federal, state or local assistance
- ✓ Provision of 12 months relocation time for low and moderate income tenants, and tenants with minor children in school.

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- ✓ Required findings that the conversion will not displace a significant percentage of low and moderate income, disabled, or senior citizen tenants or eliminate a significant number of low and moderate income rental units from the City's housing stock at a time when equivalent housing is not readily available in Huntington Beach.
- ✓ Compliance with parking requirements (Chapter 231) and landscape improvements (Chapter 232).

Since adoption of the updated ordinance, the City received inquiries about conversion of several apartment complexes to condominiums, although no applications have been filed.

Small Lot Development: In 2000, the City amended the Zoning and Subdivision Ordinance to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development can be summarized as follows:

Minimum Lot Size:	3,100 sq. ft. (3,400 sq. ft. average)
Minimum Lot Frontage:	40 ft. (30 ft. for cul de sac)
Maximum Height:	30 ft./2 stories (3 rd level permitted < 500 sq.ft.)
Minimum Setbacks:	
Front	15 ft. + offsets in front facade
Side	8 ft aggregate, min. 3 feet. ²
Rear	15 ft.; 15% of building width may be at 13 ft.
Maximum Lot Coverage:	50%
Parking:	2 spaces, plus one on-street guest parking space

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² Zero foot side yard setback permitted with min. 8 ft. on other side.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-3 summarizes the housing types permitted in each of the Huntington Beach zoning districts.

**Table III-3
Housing Types by Residential Zone Category**

Housing Types Permitted	Zoning District							
	RL	RM	RMH	RH	RMP	CO	CG	CV
Single-Family	P	P	P	P	P			PC
Multiple-Family								
2 – 4 units	ZA	P	P	P				PC
5 – 9 units	ZA	ZA	ZA	ZA				PC
10 or more units	PC	PC	PC	PC				PC
Single Room Occupancy (SRO)							PC	PC
Manufactured Housing	P	P	P	P	P			
Mobile Home Parks	ZA	ZA			ZA			
Second Units	P	P	P	P	P			
Care Facilities (6 or fewer)	P	P	P	P	P			
Care Facilities (7 or more)		PC	PC	PC	PC	ZA	ZA	
Transitional Housing*			PC	PC		PC	PC	PC
Emergency Shelters							ZA/PC	
Farmworker Housing	N/A							

* Reflects "group residential" category. Transitional housing may also take the form of multi-family residential, and would be permitted according to the size of the project as is indicated in the Table.

P = Permitted ZA = CUP by Zoning Administrator PC = CUP by Planning Commission

Second Units

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. In order to comply with the new law, in June 2005, the Huntington Beach City Council amended Section 230.10 of the Zoning Code to permit attached second units as an accessory use in all residential zone districts on minimum 6,000 square foot lots. The maximum size of the second unit is 650 square feet and shall not exceed one bedroom. One additional off-street parking space is required for the second unit, except in the Coastal Zone where a minimum of two off-street parking spaces are required to be provided on the project site for the second unit.

The Planning Director approves second unit applications based upon fulfillment of the following conditions:

- ✓ The dwelling conforms to the design and development standards set forth by the ordinance
- ✓ The unit maintains the scale of adjoining residences and is compatible with the design of existing dwellings in the vicinity in terms of building materials, colors, and exterior finishes
- ✓ The main dwelling or second unit will be owner occupied
- ✓ Public and utility services including emergency access are adequate to serve both dwellings

Since adoption of the new second unit provisions, the City has had several inquiries regarding second units, but has received only one application.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

Huntington Beach permits SROs in General Commercial, Commercial Visitor, Industrial General and Industrial Limited zoning districts, subject to approval of a conditional use permit by the Planning Commission. Beachview Villas is a 107 unit SRO recently developed in Huntington Beach, including 47 restricted very low income units, 59 restricted low income units, and 1 on-site manager unit. In 2001, the City amended its SRO ordinance(Section 230.46) to reflect suggestions received during the public hearings on Beachview Villas and based on research of SRO ordinances from cities in the Southern California region. Provisions of the City's updated ordinance are as follows:

- ✓ Requirements for a Management Plan outlining policies and procedures, and annual review of services by City Planning and Economic Development Departments
- ✓ 24-hour on-site management
- ✓ Room limitation to single occupancy, with allowance for overnight guests
- ✓ Requirement for monthly tenancies
- ✓ Restricted occupancy to very low and low income households at affordable rents
- ✓ Units must be 250 - 300 square foot in size, and include a kitchen and bathroom. 25% of rooms may be a minimum 200 square feet in size.
- ✓ Parking ratio of 1 space per unit and bicycle rack storage of one rack per 5 units.

The City's SRO ordinance facilitates the provision of affordable housing to extremely low and very low income households.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Huntington Beach Zoning Code identifies "residential care limited" (24-hour non-medical care for six or fewer occupants) as a permitted use in all residential zoning districts. "Residential care general" (24-hour non-medical care for seven or more persons) is conditionally permitted in a large number of zoning districts, including RM, RMH, RH, RMP, CO and CG. The City imposes no spacing requirements between residential care facilities. "Family" is defined in the City's Zoning Code as "a single individual or two or more persons living together as a single housekeeping unit in a dwelling unit", does not distinguish between related and unrelated individuals, or place limits on the number of unrelated persons living together. Review of the California Community Care Licensing Division inventory of community care facilities identifies three adult residential facilities in Huntington Beach that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs, providing capacity for 14 adults. The City has 54 residential care homes for the elderly, providing 696 beds for seniors age 60+ requiring 24 hour assisted living. The City's regulations have served to provide needed housing opportunities for persons with disabilities, and do not treat such

housing for persons differently based on the personal characteristics of the residents.

Reasonable Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Huntington Beach accommodates most accessibility modifications through issuance of a building permit. Handicapped ramps or guardrails (up to 42" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. This provision eliminates the need to obtain a zoning variance. The City also provides rehabilitation assistance to income-qualified households for accessibility improvements.

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. The City coordinates with the Dayle MacIntosh Center to maintain a directory of accessible housing for physically disabled individuals.

While Huntington Beach has not identified any constraints on the development, maintenance and improvement of housing for persons with disabilities, the City has not developed specific procedures for requesting a reasonable accommodation. As a means of facilitating such requests, the City has included a program in the Housing Element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.

Manufactured Housing and Mobile Home Parks

The City permits manufactured housing in any residential district where single-family detached units are permitted and subject to the same property development standards and permitting process. The City has established design and locational criteria for manufactured homes to protect neighborhood integrity and provide compatibility with surrounding uses. Criteria are as follows:

- ✓ Units must be at least 16 feet in width

- ✓ Units must be built on a permanent foundation
- ✓ Exterior skirting must extend to the finished grade
- ✓ Exterior siding must be compatible with adjacent residential uses
- ✓ Roof pitch must be at least 2 inches vertical rise per 12 inches horizontal distance, with eave overhangs a minimum of 12 inches
- ✓ Roof must be of concrete or asphalt tile, shakes or shingles
- ✓ Floor must be no higher than 20 inches above the exterior finished grade
- ✓ Required enclosed parking shall be compatible with the manufactured home design and with other buildings in the area.
- ✓ Manufactured housing is not allowed on substandard lots that do not meet the dimensional requirements of the residential zone, and is not allowed as a second unit or accessory building on an already developed lot

The City's Zoning Ordinance establishes the Residential Manufactured Home Park (RMP) zone district which provides sites for mobile home or manufactured home parks, subject to CUP approval by the Zoning Administrator. Mobile home parks are also conditionally permitted in the RL and RM zone districts. The following development standards apply to mobile home parks:

- ✓ Individual space setbacks shall be landscaped and include the following:
 - Front - min. 5 feet
 - Side - 10 feet total, min. 3 feet on any side
 - Rear - min. 5 feet
- ✓ Minimum common open space of 200 sq. ft. per manufactured home space
- ✓ Maximum site coverage of 75% per space
- ✓ Parking - 2 spaces per unit; one covered and one may be behind the first. 3 guest spaces per mobile home space

Huntington Beach provides appropriate zoning and development standards to facilitate the provision of both manufactured housing and mobile home parks.

Transitional Housing, Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The Huntington Beach Zoning Code accommodates transitional housing within several zoning districts depending on the project's physical structure: 1) "group residential," defined as shared living quarters without separate kitchen or bathroom facilities for each room or unit, is conditionally permitted in the RMH, RH, CO, CG, CV, IG and IL zones; 2) "multi-family residential" is permitted/conditionally permitted in all residential and some commercial zone districts as indicated in Table III-3. In 2005 and 2006, the City provided funding to support establishment of two transitional housing facilities - the

six unit Interval House and eight unit Colette's Children's Home - both for battered/homeless mothers with children.

Supportive housing is generally defined as permanent, affordable housing that is linked to on-site or off-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Huntington Beach regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

Huntington Beach's zoning provisions have not served as a constraint to the provision of transitional or supportive housing. Nonetheless, as a means of clarifying zoning provisions and thereby facilitating the provision of these housing types, the City has included a program in the Housing Element to modify the Zoning Ordinance to: 1) include transitional housing and supportive housing as a separate use within the definition section of the Code; and 2) to list these as permitted uses within residential zoning districts.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The Huntington Beach Zoning Code currently allows emergency shelters in the CG zone, subject to a CUP. If the shelter is 5,000 square feet or less, the Zoning Administrator approves the CUP; the Planning Commission approves the CUP for shelters greater than 5,000 square feet. Emergency shelters are also conditionally permitted in the IL and IG zones.

Pursuant to recent changes in State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the Huntington Beach Police Department estimates the City's visible homeless population at around 50 individuals, and American Family Housing in adjacent Midway City reports providing transitional housing for 14 Huntington Beach families and individuals in 2007. However, with 322 homeless children and youth reported in the Huntington Beach Union High School District and another 56 in the Huntington Beach City School District, a much higher population of persons living on the edge of homelessness exist in the City. While there is a twelve-bed youth shelter

and several transitional housing facilities in Huntington Beach, there currently is no emergency shelter to address the needs of homeless adults or families.

Pursuant to SB 2, Huntington Beach has conducted a staff level review of its zoning districts and determined the Industrial Zone (both IG - Industrial General, and IL - Industrial Limited) is most conducive to provision of an emergency homeless shelter by right (the City currently allows shelters in both Industrial zones via a conditional use permit, as well as group residential, SROs and day care facilities). Industrial uses in Huntington Beach are not heavy in nature, and pursuant to the General Plan, consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, financial and restaurants, sales outlets, and similar types of uses.

The City of Huntington Beach has two concentrated Industrial areas. The parcels with Industrial zoning are characterized by proximity to transit (bus service) and are centrally located and/or have good freeway access. Both areas have nearby elementary and high schools. In addition, the main Industrial corridor is proximate to a hospital, Assistance League offices and discount shopping. A review of potential sites with the Industrial zoning classification identifies approximately 13 vacant acres within 11 parcels and other underutilized parcels, providing adequate capacity for provision of an emergency shelter.

The other zoning classification in which the City currently allows emergency shelters via a conditional use permit is Commercial General. However, fewer of these parcels are vacant (only 7.5 acres), and on a per acre/per square foot basis it is more costly to buy or lease than property with Industrial zoning, thereby reducing the viability of an emergency shelter locating on a commercially zoned property. In addition, the Industrial standards are more permissive than commercial zoning with regards to setbacks, providing greater flexibility when siting a new building.

The City has included a program within the Housing Element to modify the Zoning Ordinance to permit shelters in the Industrial zones subject to the same development and management standards as other permitted uses in the zone. The City's industrial development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Front yard setback: 10 ft min, 20 ft average
- Side yard setback: Zero for IG, 15 ft for IL (zero may be permitted where not abutting Residential district)
- Rear Yard Setback: Zero
- Height - 40 ft max. Within 45 ft of residential district, 18 ft max.

In addition to application of IG and IL development standards, pursuant to SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

Farm Employee Housing

The Census identifies 90 Huntington Beach residents employed in farming, fishing and forestry occupations, representing only 0.1 percent of the City's labor force. The City has only one, approximately 40 acre parcel remaining in agriculture which is currently being proposed for a mix of housing, open space and wetland preservation. Therefore, given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each dwelling unit depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Huntington Beach have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place.

The Circulation Element of the Huntington Beach General Plan establishes the City's street width standards. Interior residential streets (secondary arterials) are required to have a standard 40 foot curb-to-curb width, with six foot wide sidewalks. The City

does allow reduced 36 foot street widths, although due to the impact on fire truck access, reduced street widths trigger fire sprinkler requirements in single-family homes.

The City has also allowed rolled curbs in situations where there is a reduced parkway/sidewalk width as a means of facilitating handicapped access for persons using the sidewalk. An example is the 313 single-family home Summerlane development constructed in 2001/2002. This project was approved with reduced street widths, four foot wide sidewalks and rolled curbs, and included some small lot development, allowing additional units to be built in the project.

4. Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits, among others. In addition to these service fees associated with development processing, the City also charges several impact fees to offset the future impact of development on traffic and circulation, parks, and libraries.

As a means of assessing the cost that fees contribute to development in Huntington Beach, the City has calculated the total Planning, Building, and Public Works fees associated with development of two different residential prototypes. The first prototype is a 30 lot, single-family subdivision consisting of 2,100 square feet, four-bedroom units. The second prototype is a 30 unit apartment development consisting of 1,200 square feet, two-bedroom units. As indicated in Table III-4, development fees for the prototypical single-family project run approximately \$63,000 per unit, whereas per unit fees for the apartment project are around \$19,000.³ For projects requiring a subdivision map, by far the most significant fee is the parks and recreation fee, which averages \$35,000 per unit, compared to a parks fee of 0.86/square foot for apartments. School fees collected by the Huntington Beach School District, or depending on location, the Fountain Valley School District, are also significant at \$2.63/square foot. The Economic Development Department may offer fee reimbursements as part of its overall package of development assistance for affordable housing projects. For example, the Redevelopment Agency recently paid for over \$20,000 in fees associated with development of the Habitat for Humanity project developed at 2502 Delaware, including: grading permit fees, Public Works connection fees, construction permit fees, traffic impact fees, encroachment fees, and escrow fees. In addition, development fee reductions are an eligible incentive under the City's affordable housing density bonus program.

³ The formula and assumptions for calculating the prototypical residential development fees are detailed in Table III-5.

In March 2008, the City Council approved reductions in seven Planning Department fees. The fee reduction most relevant to residential development is the 50 percent reduction in the cost for a Variance when processed in conjunction with a Conditional Use Permit, reducing the cost to \$1,223 for applications to the Zoning Administrator and \$1,727 for applications to the Planning Commission.

AB 641, passed by the California legislature in 2007, helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

**Table III-4
Summary of Development Fees – Prototypical Residential Projects**

Fee Type	Cost Per Single Family Unit	Cost Per Apartment Unit
Planning/Building Fees:		
Tract Map/Parcel Map	735.00	135.60
Conditional Use Permit	285.07	285.07
Environmental Processing	311.23	311.23
Inspection	1,736.65	1371.35
Building Plan Check	1,319.85	1042.23
Plan Review (Planning)	1,215.66	959.94
Strong Motion	20.49	12.34
Library	1,100.00	704.00
Processing	28.73	28.73
School Fees	5,523.00	3,156.00
Parks/Recreation(fee)	35,000.00	1,376
Electrical Permit	175.00	112.00
Mechanical Permit	163.95	137.32
Plumbing Permit	286.52	268.60
Fence Permit	87.61	87.61
Addressing	29.40	29.40
Sub-Total	\$48,018.16	\$8,646.07
Public Works Development Fees:		
Sewer-City	1,749.00	1,431.00
Sewer-County	5,377.00	3,160.00
Traffic Impact Fee	900.00	900.00
Water	4,800.00	4,800.00
Drainage	1633.30	233.30
Grading Permit	135.53	135.53
Street Plans	262.83	187.83
Tract Map -Plan Check	40.00	23.30
Landscape - Plan Check	145.63	87.13
Engineering/Inspection	-	--
Sub-Total	\$15,043.29	\$10,958.09
Total Fees Per Unit	\$63,061.45	\$19,604.16

Source: City of Huntington Beach, 2007.

Fee Assessments based upon average single-family dwelling development of:

A) 2,100 sq. ft. of living area/400 sq. ft. garage; B) 4 bedroom units; C) 30-lot subdivision at 4.5 du/acre; D) Type V construction; and E) Building Valuation-\$204,940

Fee Assessments based upon average apartment development of:

A) 1,200 sq. ft. of living area/400 sq. ft. garage; B) 2 bedroom units; C) 30 du/acre; D) Type V construction; and E) Building Valuation-\$123,400

**Table III-5
Residential Development Fees**

Fee	Formula	Assumption
Planning Department		
1. Tract Map Parcel Map	\$21,150 + \$30/lot \$4,068	Total processing fee was divided among each unit
2. Conditional Use Permit	\$8,552 – Planning Commission \$3,568 – Zoning Administrator	Total processing fee was divided among each unit
3. Parks/Recreation	$\frac{5(\# \text{ units} \times 2.68)}{1,000} \times \text{per acre value of project site}$	\$35,000/unit for projects requiring a subdivision map; .86/square foot for apartment (including garage)s
4. Environmental Process	\$7,255 Environmental Assessment	Assumes preparation of a Mitigated Negative Declaration pursuant to CEQA Total processing fee was divided among each unit.
5. Addressing	\$882/project	
Building Department		
1. Inspection	Per Project fee of: \$818.52 + \$4.48/\$1,000 over \$100,000 - \$500,000	Scenario: SFR valuation: \$204,940 MFR valuation: \$123,400
2. Building Plan Check	76% of Building Inspection Fee	Scenario
3. Plan Review (Planning)	70% of Building Inspection Fee	Scenario
4. Strong Motion	Valuation x 0.0001	Scenario
5. Library	Enrichment: \$0.15/sq. ft. including garage Development: \$0.44/sq. ft. including garage	Scenario
6. Processing	\$28.73	
7. School Fees	\$2.63/sq. ft. not including garage	Scenario
8. Electrical Permit	\$0.07/sq. ft.	Scenario
9. Mechanical Permit	Per item cost	Standard features included in calculation, based on scenario
10. Plumbing Permit	Per item cost	Standard features included in calculation, based on scenario
11. Fence Permit	\$40/foot for 6 foot tall block wall (Fee based on valuation)	Assumed 75 lineal feet of 6 foot tall block wall per unit.

Fee	Formula	Assumption
Public Works		
1. Sewer Connection - City	\$1,749 - SFR \$1,431 - MFR	Scenario
2. Sewer - County (Capital Facilities Capacity Charge)	\$5,377 - SFR (4 bdrms) \$3,160 - MFR (2 bdrms)	Scenario
3. Traffic Impact Fee	\$151 per trip end	Scenario
4. Water	\$4,800 per unit = \$144,000 total	Total processing fee was divided among each unit
5. Drainage	\$12,600 per acre	Total processing fee was divided among each unit
6. Grading Permit	Varies depending upon project acreage and number of cubic yards of soil involved.	\$4,066 + 2% of on-site improvements Total processing fee was divided among each unit
7. Street Plans	\$5,635 + \$750/sheet >3 sheets	Total processing fee was divided among each unit
8. Tract Map - Plan Check	\$2,088 or \$100 per lot, which ever is greater	Scenario
9. Landscape - Plan Check	\$859 – w/Tract Map + \$351 per sheet - MFR	Total processing fee was divided among each unit
10. Engineering/Inspection	Fees are highly variable by project characteristics (8% of public improvements estimates)	Per unit fee was too variable and was not addressed in table

City of Huntington Beach, 2007.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

The review process in Huntington Beach is governed by four levels of decision-making bodies: the Zoning Administrator, the Design Review Board, the Planning Commission and the City Council.

The Zoning Administrator is a senior staff planner appointed by the Planning Director. Residential projects acted on by the Zoning Administrator are small multi-family developments, single-family construction in the Coastal Zone, tentative parcel maps and minor variances. Any required environmental assessment is conducted concurrent with the planning analysis.

The Design Review Board reviews development proposals for their aesthetic value, architectural style, and landscape to ensure a quality physical design. The Board reviews all projects in redevelopment zones, all City specific plans, and other areas designated by the City Council, such as projects adjacent to publicly zoned property. Residential projects are not subject to Design Review unless they are located in a redevelopment area or located in a specific plan. The Design Review Board acts both as an advisory body to the City Council, Planning Commission, Zoning Administrator and staff, as well as a final decision making body. The Design Review Board has the authority to confer with developers/property owners regarding modifications to their projects and can impose conditions or request revisions if deemed reasonable and necessary for approval of the project. Although Design Review is limited in its application to residential projects, it does facilitate ultimate approval at the Zoning Administrator or Planning Commission level in that any potential design concerns are resolved prior to those hearings.

In 2000, the City adopted Urban Design Guidelines to provide clear examples of the quality and type of design that is recommended for all development in the City, including single and multi-family residential projects. The Urban Design Guidelines are accessible to the public at the Planning Department's zoning counter and on the City's website. While the City encourages developers to incorporate the guidelines into the design of a project, strict application of the guidelines is not required for project approval. Design Review applications are processed concurrently with other project entitlements, if any, and do not add time to the review process. Additionally, projects approved with modifications can be checked for compliance by staff and generally do not require subsequent review by the Design Review Board.

Developments within areas of the City that fall within the Coastal Zone, including Huntington Harbour and the downtown area, generally require a Coastal Development Permit (CDP). The intent of the CDP is to ensure that projects comply with the City's Local Coastal Program and adhere to the policies and requirements

of the California Coastal Act. The California Coastal Commission has original permit jurisdiction for developments on tidelands, submerged lands, and navigable waterways. For most developments however, the City of Huntington Beach issues the CDP, which can be processed concurrently with any other entitlements required for a proposed development project. If no other entitlement is required, the Zoning Administrator acts on the CDP application. In addition, certain developments may be exempted or excluded from obtaining a CDP in accordance with the provisions of the Huntington Beach Local Coastal Program.

City Planning staff conducted a survey of four Orange County jurisdictions to assess development processing times in comparison to similar communities. As shown in Table III-6, average processing times in Huntington Beach compared particularly well for administrative approvals, such as plan checking/building permits, site plan review and administrative permits. For discretionary approvals, such as tentative tract maps, general plan amendments and zone changes, the City had a broad range of processing times, with the upper end of that range falling within the top end of the cities surveyed.

Table III-6
Development Processing Times in Huntington Beach and Surrounding Communities
(in months)

Process	Huntington Beach	Costa Mesa	Irvine	Newport Beach	Orange County
General Plan Amendment	6 - 12	2 - 5	9	6 - 8	12 - 24
Zone Change	6 - 12	2 - 5	9	4 - 6	18 for undeveloped ¹ 4 - 8 for infill
Conditional Use Permit/ Variance	2 - 3 months (Zoning Admin) 4 - 6 months (Plng Comm)	2 - 3 (Zoning Admin)	4 - 6	2 - 2½	
Administrative Permit	1 - 1½	2 - 3	1	2 - 3	
EIR	6	4 - 6	12	8 - 12	6 - 9
Tentative Tract	4 - 6	2 - 3	4 - 6	6 - 12	1 - 2 ²
Site Plan Review (Staff)	1	2 - 3	1	2 - 3	Min 90 days Max 6 months ³
Site Plan Review (Plng Comm.)	3 - 4	2 - 3	4	3 - 4	1 - 2
Plan Checking/ Building Permits	Initial check - 10 days Recheck - 2 days	2 - 3	3 - 4 weeks	1 - 2	1

Source: City of Huntington Beach Planning Department Survey, August 2007.

Notes: 1 Often processed concurrent with General Plan Amendment

2 Assumes all discretionary approval secured and no new environmental documentation needed.

3 Depending on environmental needs.

The typical review process for a single-family residence usually consists of an "over-the-counter" plan check with the Planning Department in which plans are checked for compliance with applicable codes and development standards. From there, a property owner brings their plans to the Building and Safety Department counter, adjacent to the Planning counter, for submittal of the plans into plan check. For smaller projects, such as residential remodels and additions, a Building and Safety Department plan check engineer may be able to provide an "over-the-counter" plan check and a property owner would be able to obtain their building permits the same day.

For most new single-family dwellings and some multi-family residential projects, a property owner will leave their plans with the Building and Safety Department for plan check. Depending on the quality of plans submitted by the property owner, the entire process could take as little as 10 days but may take longer if subsequent plan

checks are required. As indicated in Table III-6, average processing times for plan check/building permits in the City of Huntington Beach were comparatively shorter than surrounding cities. As most property owners and developers will factor some amount of time for plan check and building permits into a project's budget, typical processing times for most single-family dwellings and some multi-family projects do not impact housing costs and constrain the provision of housing.

When a single-family dwelling proposes to deviate from applicable codes, or is located in the coastal zone, a discretionary entitlement such as a variance or coastal development permit is required. The City's Zoning Administrator acts on these requests and processing times would be an additional two months longer than the plan check times noted above. However, the City does offer a waiver of development standards for variances deviating less than 10 percent from the code. Waivers significantly reduce processing times by one to one and a half months and eliminate the requirement for making variance findings and a public hearing. Additionally, the City's zoning code allows dwelling units in the majority of the coastal zone that meet all applicable development standards to be excluded from the requirements of a coastal development permit. Exceptions to this are areas located adjacent to a waterway, Pacific Coast Highway or a wetlands area.

Multi-family residential projects typically require some type of discretionary action. Projects with five to nine units require a conditional use permit (CUP) from the Zoning Administrator while projects with 10 or more units require a CUP from the Planning Commission. Processing times for a CUP at the Planning Commission level can take up to four months. While this provision can be a constraint for projects already zoned for multi-family housing, the project may be requesting other entitlements such as a variance, coastal development permit or subdivision map that would already increase processing times. Nonetheless, the requirement for a CUP for multi-family projects in multi-family zoning districts may serve as a potential constraint due to the additional time and costs involved. Also, because a CUP requires specific findings to be made, project approval is not guaranteed, which may hinder some potential developers/property owners from applying for a CUP.

Recognizing that the multi-family CUP requirement may constrain the provision of housing, a program has been included in the Housing Element for evaluation of the City's residential land use controls to increase the unit threshold for a CUP in multi-family zoning districts. As Huntington Beach is a mostly built out city with little vacant residential land available, typical multi-family projects are smaller infill developments. By raising the unit number threshold, the CUP requirement for most multi-family projects would be eliminated.

6. Building Code

Huntington Beach has adopted the latest, 2001 version of the California Building Code, along with all required updates. The State Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing.

Huntington Beach has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Fire sprinklers are required in all multi-family buildings, and in single-family homes greater than 5,000 square feet in size. Sprinklers are also required in subdivisions with reduced street widths or cul-de-sac lengths greater than 600 feet, and in homes greater than 150 feet from a fire hydrant.
- Portions of the City have been identified by the State as moderate risk Special Fire Hazard Areas. The City is currently evaluating requirements for fire retardant roof materials and non-combustible exterior materials for new development in these areas.
- Proposed development within the City's methane overlay districts is required to be reviewed by the Fire Department for determination whether soil testing for the presence of methane gas is required. The presence of high levels of methane gas near the soil surface may require mitigation before grading occurs. Mitigation may take the form of venting abandoned oil wells, underground gathering and collection systems for gasses, and vent systems. (Refer to Section on Environmental Constraints for further discussion of methane impacts on development).

In 2008, the City will adopt the new International Code of Building Officials (ICBO), as required of all jurisdictions in California. While the new ICBO will bring California building codes into consistency with the rest of the country, changes from the current State Building Code are anticipated to increase the costs of development.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in Huntington Beach is high, with a total of 6,192 applications for conventional home purchase loans in 2005, reflecting purchase activity on approximately 15 percent of the City's ownership housing stock. Table III-7 provides information on the status of home purchase loan applications in both Huntington Beach and Orange County. As illustrated by this table, at 69 percent, the loan approval rates in Huntington Beach were identical to those Countywide. Review of loan approvals by census tract identify only one census tract with loan approval rates significantly below the 69 percent citywide average: census tract 994.02 (Oak View) with a loan approval rate of only 47 percent and loan denials of 28 percent. The Oak View neighborhood has been the focus of significant City investment in code enforcement, rehabilitation, and provision of affordable housing, including homebuyer assistance, all which help to improve access to credit in this lower income neighborhood.

Table III-7
Status of Home Purchase Loans - 2005
Huntington Beach and Orange County MSA

	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	Huntington Beach	Orange Co.	Huntington Beach	Orange Co.	Huntington Beach	Orange Co.
# Loan Applications	4,239	74,194	986	18,046	917	15,486
% of Total	69%	69%	16%	17%	15%	14%

Source: Home Mortgage Disclosure Act Data, 2005. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of Southern California, and particularly in high cost coastal communities like Huntington Beach. According to market comparables compiled by the City's economic consultant, residential land costs average around \$65/square foot in the inland portions of the City, and up to \$150/square foot for coastal parcels. The economic analysis conducted in support of the Beach/Edinger Specific Plan documents land values at \$70/square foot for condominiums,

\$50/square foot for apartments, and \$30/square foot for retail, evidenced of the strong demand for housing. The Huntington Beach Redevelopment Agency plays an important role in both land assembly and write-down in support of affordable housing.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose 22 percent between 2004-2006, with steel costs increasing 63 percent and the cost of cement increasing 27 percent. However, with the slow down in the real estate market, the price of construction materials is finally beginning to level off.¹⁰

Hard construction costs include building shell costs, on and off-site improvements, parking and all contractor costs.¹¹ Construction costs for high density (25 du/acre) apartment development run around \$150,000 per unit, including \$10,000/unit for structured parking. Hard construction costs for development of medium density (15 du/acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

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¹⁰ www.dcd.com/pdf_files/0701trends.pdf

¹¹ Contractor costs encompass the contractor's fee, general conditions, insurance and bonds, and construction contingency.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Portions of Huntington Beach are exposed to a variety of environmental hazards that may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development.

1. Floodplain

Situated on a low-lying floodplain and bounded by the Santa Ana River, Huntington Beach has faced significant flood hazard in the past. However, as of June 14, 2000, the Federal Emergency Management Agency (FEMA) redesignated a significant portion of the City's floodplain from A99 to X, which means that the area is no longer in the floodplain. This redesignation is based on the completion of the Santa Ana River Mainstem flood control project, which includes critical features - channel and bridge widening and channelization of the Lower Santa Ana River Channel Reaches 1 through 4, and the Seven Oaks Dam. In 2004, FEMA again updated the flood hazard map, and removed all remaining A99 designated areas in Huntington Beach. The City has three remaining flood zones: X, A and AE. Properties designated X are exempt from flood construction requirements and have a substantial reduction in flood insurance rates.

While improvements to flood control channels have removed many properties from the floodplain, a considerable portion of the City is still designated within a floodplain. One mixed-use project, proposed to provide 500 residential units, is located within a floodplain area. The developers are currently working on plans to comply with FEMA requirements for floodproofing. The City's experience has been that developers have economical ways to floodproof residential units, typically by raising a site, and that a floodplain designation has not served to deter development, as demonstrated by the Blue Canvas residential project, a 201-unit multi-family residential development set to begin construction in late 2007. Additionally, there are several vacant infill properties that are located within a flood zone, specifically within the Huntington Harbour area and the southeast portion of the City. However, areas that have to comply with floodproofing requirements are almost entirely built out, with the majority of undeveloped residential properties, including the downtown area, outside the designated floodplains.

2. Oil Resources

Huntington Beach is historically an oil town. The numerous oil facilities currently operating in the City serve to reduce the amount of land currently available for development. While residential projects can sometimes be developed around producing wells, often redevelopment of the sites must be postponed until oil production ceases and facilities are abandoned. The presence of oil facilities thus reduces the amount of land available for development in the near future and/or increases the cost of development.

3. Hazardous Waste/Methane

Because of the long history of oil recovery operations in Huntington Beach, some vacant residential properties contain hazardous wastes related to abandoned oil wells, oil pipelines, or the presence of methane gas. These contaminated sites require clean up prior to their development, which adds to the cost of developing these sites.

Areas within Huntington Beach that have been affected by methane gas have been designated as Methane Overlay Districts. The two primary areas of remaining residential development within the Methane Overlay are the Chevron Oil Field and the downtown¹² described further below. Huntington Beach was identified as a high-risk area relative to methane gas migration into and/or from the shallow geology (peat and organic) deposits in the Roberti Report¹³. A later study by GeoScience Analytical¹⁴ indicating biogenic methane caused the City to enact methane seepage district regulations for these areas. All oil fields are considered high risk areas for methane seepage. The main conduit for petrogenic methane is through abandoned oil wells. Therefore, all areas which lie above or in the immediate vicinity of one of the identified major oil field areas or drilling areas in the City are potential areas of concern. Methane may also be trapped beneath impervious surfaces (e.g., parking lots) or in enclosed underground areas (e.g., basements, subterranean garages, tunnels) where concentrations may cause an explosion or hazardous breathing conditions.

There are three principal areas where oil production was historically concentrated in the City: the Chevron oil field (Holly Seacliff area), the Aera Energy property, and numerous individual lots throughout the downtown area. In general the per lot cost to remediate a previous oil site can range anywhere from \$3,000-\$100,000 or more, depending on the size of the lot and extent of the contamination. With sites in the downtown selling for \$150/square foot and up, this remediation cost represents a fraction of the land value, and has not served as a deterrent to development. Only one prior oil lot remains in the downtown for residential development, and has been included in the vacant residential sites inventory contained in Appendix A.

In addition to the clean-up cost, methane barriers are often required in close proximity to abandoned oil wells. This cost is reflected in the construction cost and adds approximately \$5 - \$7 per square foot for a typical 3,000 square foot single-family home. Given that homes this size or smaller start at over \$850,000, the additional \$15,000-\$21,000 for the methane barrier is fairly nominal. Finally, if there is a well on the property that has not been abandoned in the last ten years, the well may have to be reabandoned, which generally costs around \$75,000-\$100,000.

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¹² Angus Petroleum, 1988.

¹³ Angus Petroleum, 1988.

¹⁴ Angus Petroleum, 1988.

In terms of the three historic oil areas mentioned, the Chevron oil field is now nearly built out with residential uses pursuant to the Holly Seacliff Specific Plan and Development Agreement (DA). This DA required Chevron to remediate its property. From 1997 through 2005, 2,022 homes have been built in this area. Because of the DA, the remediation has not been a significant deterrent. In addition, this area consisted of very large tracts of vacant land which allowed Chevron to remediate the soil in-place in a very cost effective manner. The second oil producing area, the Aera Energy property, is solely designated for visitor serving commercial and open space; it is expected to remain in oil production for the next 15-20 years. Adjacent to this property is a residential development consisting of 256 detached and attached single-family homes built in 2001/2002. This is a former Chevron property, and was remediated by Chevron pursuant to the DA referenced above although it is not part of the Holly Seacliff Specific Plan. Lastly, there are scattered parcels throughout the downtown area that have abandoned oil wells, or wells nearing the end of their productive life. The City has seen many of these wells close, the sites remediated, and developed with residential or commercial uses. The most significant of these is the 31 acre Pacific City site, a former Chevron property that is currently under construction with 516 residential units as well as commercial buildings. As previously mentioned, based on the City's vacant land survey, only one additional oil lot remains in the downtown for residential development.

In addition to former oil production sites, the City has one property that is on the State Superfund List. This is a 38-acre property designated for residential development, and the owner is in the process of pursuing clean-up of the site with DTSC. However, due to the challenges of clean-up, this site has not been included in the sites inventory for this Housing Element cycle.

4. Wetland Environments

The City contains important coastal and river wetland environments that contain significant habitat. As development continues, it is important to maintain existing and establish new standards that ensure the protection of these resources. Protecting these resources can also add to the cost of new development.

The City currently has one property with degraded wetlands that is proposed for residential development. The owner received approval from the City in 2002 to construct 170 units, however, due to wetland concerns the project, Parkside Estates, did not receive any type of approval from the Coastal Commission until November 2007. The Commission voted to approve a conceptual land use plan with expanded wetland and buffer areas. As a result, it is expected that the project will be reduced by approximately 50 units. The project requires further approvals from the Coastal Commission and the City before the final unit count and project viability can be ascertained.

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5. Seismic Hazards

Most of the geologic and seismic hazards that have the potential to impact the City are due to the active Newport-Inglewood fault which traverses the City, the shallow water table, and the relatively loose nature of recent sedimentary deposits. Collectively or individually, these factors may generate surface fault rupture, severe ground shaking, subsidence, the release of methane, and other hazards. More stringent building standards that are necessary in areas with a shallow water table and/or loose sediment can add to the cost of residential development.

The City currently has only one vacant residential property located within the Alquist-Priolo fault zone. The State Alquist-Priolo Act allows for single-family homes in the fault zone which are not part of a tract development. Alternatively, residential tracts that locate open space features within the fault zone and habitable structures outside the zone can be accommodated. The single remaining vacant property in Huntington Beach in the fault zone can accommodate a total of 3 units, and has been included in the residential sites inventory for the Element.

In terms of areas that have been developed, the fault zone traverses the Holly Seacliff area where the City has experienced most of its recent residential growth. The fault zone setback area became private and public open space that serves the surrounding homes. In summary, seismic hazards can be addressed through site layout.

6. Tsunami Hazards

As a coastal city, the entire 8.5 miles of Huntington Beach's coastline could be impacted in the event of a tsunami. The Environmental Hazards Element of the City's General Plan indicates that the potential for tsunami hazards in the City is very low. Moderate tsunami run-up areas of the City include the southeast area and the Bolsa Chica area up to the central part of the City. The City's adopted Hazard Mitigation Plan includes mitigation strategies to reduce risk and prevent loss in the event of a tsunami occurrence. These strategies include a citywide warning siren system and a public education campaign. Housing projects that are located near the coast or in moderate tsunami run-up areas are required to incorporate tsunami mitigation measures into the project. Both the Pacific City and Blue Canvas projects are required to provide tsunami education for residents and businesses (Pacific City) as well as other mitigation measures. These mitigation measures, while necessary, are a minimal cost to developers.

7. Public Services and Facilities

Much of the City's infrastructure is aging and will require improvements or replacement over time. The timing and funding of improvements needs to be closely correlated with development phasing. The City has adopted an Integrated

Infrastructure Master Plan which identifies needed improvement(s) and associated costs.

The City's 1996 General Plan identifies adequate transportation infrastructure, utility infrastructure and public service capacity to serve 18,500 additional residential units beyond what existed in 1990. Even with the 5,000 new units developed in Huntington Beach since 1990, the City has more than adequate infrastructure capacity to accommodate the City's residential growth needs (RHNA) for the 2008-2014 Housing Element cycle, which anticipates only 2,000 units. New development will tie into existing water and sewer mains, and in some instances mains may need to be upgraded to accommodate new demands generated by development. No specific parcels during the 2008-2014 planning horizon are constrained by infrastructure availability.

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IV. HOUSING RESOURCES

This section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of Huntington Beach. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

As discussed previously in the Housing Needs Assessment, SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Huntington Beach has a RHNA allocation of 2,092 units distributed among the following income groups: 454 very low income; 369 low income; 414 moderate income; and 855 above moderate income units.

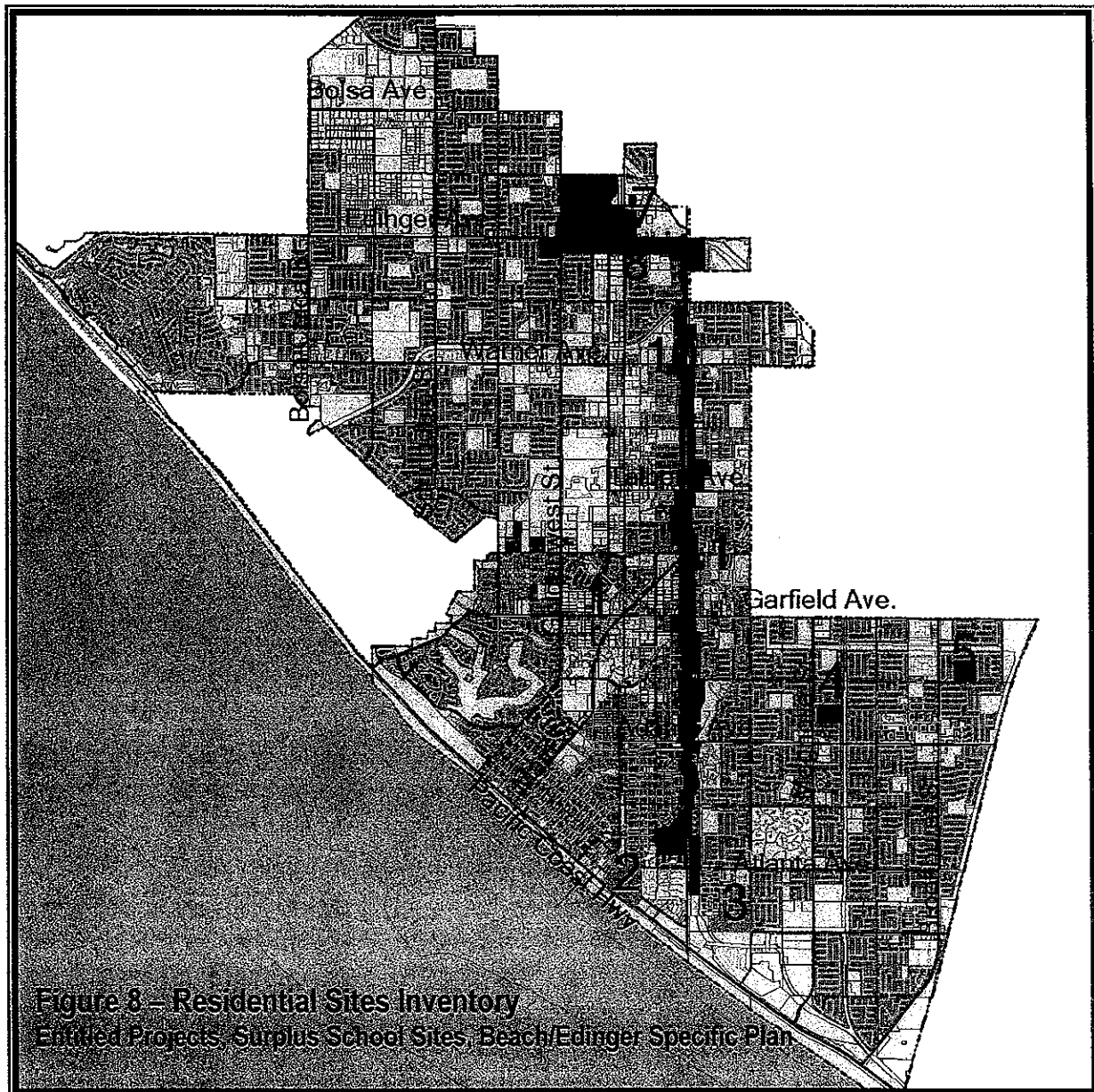
The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Vacant sites currently zoned for residential development;
- Residential projects with development entitlements;
- Development on surplus schools sites;
- Existing assisted units that will be units preserved at affordable housing costs with the City's committed assistance; and
- Residential permits issued during the RHNA "gap period" (January 2006 - October 2007).

In aggregate, the City's residential sites capacity from the above sources provides for 1,205 additional units, including 116 lower, 92 moderate and 997 above moderate income. Because this represents a shortfall in sites necessary to fulfill Huntington Beach's lower and moderate income housing needs, the City is committing to a rezoning program as provided for under Housing Element statutes.¹ This rezoning program will occur as part of the adoption of the Beach/Edinger Corridor Specific Plan, as well as an amendment to the Pacifica Specific Plan. Figure 8 illustrates the City's residential sites inventory for the 2008-2014 period; detailed maps depicting vacant residential sites are included in Appendix A of the Element.

¹ AB 2348 amended Govnt Code sections 65583(c)(1)(A) and (B) to clarify requirements for a Housing Element rezoning program to address a shortfall in sites for very low and low income households.

Figure 8 Residential Sites Inventory



Legend

Entitled Projects

1. The Villas
2. Pacific City
3. Blue Canvas

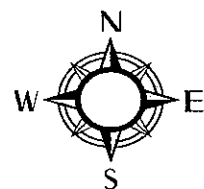
Surplus School Sites

4. Wardlow School Site
5. Lamb School Site

Beach/Edinger Specific Plan

6. The Ripcurl
7. The Village at Bella Terra
8. Watt Development Property
9. former Levitz property
10. Beach & Warner
11. Beach & Ellis

*Note: Detailed parcel-specific maps depicting vacant residential sites are included in appendix A.



1. Vacant Land

The City of Huntington Beach currently encompasses 27.5 square miles, approximately 98 percent of which is developed. As vacant, developable land becomes more scarce, it is increasingly important for the City to track and manage this diminishing resource. To this end, in the summer of 2007, the Huntington Beach Planning Department conducted a comprehensive windshield survey of all vacant land within the City to provide useful data concerning these areas to planners, developers, investors and other members of the public.

As shown in Table IV-1, the land survey documents a total of 366 vacant acres, representing 2.1 percent of the City's total acreage. Evaluating this vacant acreage by General Plan land use designation, the largest segment of vacant land (217.8 acres) is reserved Open Space, consisting of parks or conservation areas. Areas designated for Residential use constitute the second largest segment of vacant land, with 75.2 acres. The Mixed Use designation provides additional capacity for residential development, with 7.8 vacant acres. Parcels designated for Public and Institutional uses provide 41 acres of vacant land. Finally, only 23 acres of vacant Commercial and Industrial designated areas remain in the City.

**Table IV-1
Vacant Land Summary**

General Plan Category	Vacant Acres	% of Vacant Land
Residential	75.2	21%
Commercial	10.8	3%
Mixed-Use	7.8	2%
Industrial	12.8	3%
Open Space	217.8	60%
Public and Institutional	41.0	11%
Total	366.16	100%

Source: City of Huntington Beach Vacant Land Survey, July 2007.

For purposes of the Housing Element, a more detailed analysis of the City's vacant residential and mixed use areas has been conducted, as summarized in Table IV-2. As now required under Housing Element law, a parcel-specific inventory of vacant residential sites has been prepared which identifies the following for each parcel: Assessor's parcel number, site acreage, General Plan and Zoning designation, developable density, and realistic dwelling unit potential. Only those residential sites with reasonable potential to develop have been included in the inventory, reducing the developable residential and mixed use acreage to 23 acres, compared to the 83 acres identified in Table IV-1. A copy of the detailed residential sites inventory and corresponding maps are included in Appendix A to the Element.

**Table IV-2
Developable Vacant Residential Sites**

General Plan Category	Permitted Density	Vacant Acres	Potential Dwelling Units
Residential Low (RL)	7 du/acre	7.7	72 units
Residential Medium (RM)	15 du/acre	13.3	146 units
Residential Medium-High (RMH)	25 du/acre	0.7	10 units
Residential High (RH)	30 du/acre	0.5	7 units
Mixed Use Vertical (MV)		0.86	13 units
Mixed Use Horizontal (MH)		0.07	1 unit
Total		23.13	249 units

Source: City of Huntington Beach Vacant Land Survey, July 2007.

Realistic Development Capacity (new section)

The majority of remaining vacant residential sites in Huntington Beach are less than an acre in size, and can accommodate between one to four units. For example, many of the RM designated sites are located in the downtown, where the RMH-A zoning has helped to facilitate development of these small, 25 foot wide parcels. Because of the small size of many of these sites, most are unable to be developed to the maximum permitted density. City staff carefully evaluated the realistic development potential on each of the vacant sites, accounting for parcel size and historic development densities within each district.

The methodology used to determine the realistic development capacity of each of the sites listed in the residential sites inventory (Appendix A), and summarized in Table IV-2, was a combination of factors specific to each site including zoning designation and accompanying development standards, lot size, development trends and other land constraints applicable to the specific site. As such, very few sites can achieve the maximum densities allowed by their land use designation.

Most of the sites in the Residential Low (RL) category are vacant single-family residential infill lots capable of accommodating one unit. Because they meet the minimum lot size and are already subdivided with supporting infrastructure, these lots are likely to be developed within the planning period. Five of the sites in this category are located in the coastal zone. Although potential projects will require approval of a coastal development permit by the City before they can obtain building permits, this does not reduce the likelihood of development within the planning period as indicated by the fact that the City has processed 30 coastal development permit applications for residential projects in the last two years alone, 14 of which were for construction of new dwelling units on an existing lot.

The majority of the 72 potential units in the Residential Low category are located on a site within a specific plan (Site #6 of the Vacant Sites Inventory in Appendix A).

The specific plan allows for single-family residential uses and requires a minimum of 10 acres for development. Development of the site is contingent on the reuse of an adjacent site that is vacant but occupied by a landscape business. The total area would be 18.8 acres and could realistically be developed with 56 units at 3 units per acre, which is similar to existing development densities within that specific plan. Although it is difficult to predict with any certainty whether or not this site will be developed within the planning period, the City has received and continues to receive inquiries from potential developers of the site.

The Residential Medium (RM) category provides for the largest number of potential units to be developed on existing vacant residential land. Half of the sites in this category, as well as all of the sites in the Residential Medium-High (RMH) category, are located in the downtown area and have a zoning designation of RMH-A. The RMH-A zone facilitates development on these smaller downtown lots by allowing 25-foot lot widths and more flexible development standards such as increased floor area ratios (FAR) and decreased setbacks. These sites typically accommodate one to four units, and are indicative of the type of development that has occurred in the downtown area in recent years.

Other sites in the Residential Medium category have constraints that do not allow for maximum development potential. Site #8 is constrained by an earthquake fault that runs through a portion of the property. Even though the lot size is over one acre and allows for up to 15 units, development potential on the site is limited to three units; the project developer is in the process of submitting a tentative parcel map for development of the three units. Site #16 has contamination on a portion of the site which reduces development potential. The contamination is due to mercaptans in the soil, which result in a strong odor if disturbed. Located in a specific plan, the site was previously analyzed for maximum development potential and allows for 170 dwelling units. However, due to the mercaptan issue on a portion of the site, maximum development potential on the site has been conservatively estimated at 100 units. Although no entitlement applications have been submitted, the City has discussed development of the site with the property owners and it is feasible that the property owners will move forward with the project within the planning period. Vapor extraction is near completion on the site, and adjacent properties that have the same issue have been developed.

Finally, Site #14 is currently developed with four units. The site consists of six smaller parcels for a total of 1.13 acres. Of the total acreage, roughly 0.22 acre is vacant. Although the site has four existing units, the City has received a proposal for redevelopment of the site with fourteen units.

The remaining residential land use categories, Residential High (RH), Mixed Use Vertical (MV) and Mixed Use Horizontal (MH), can realistically provide another 21 residential units. All but one of the RH sites are located in the downtown area. They are very small and can apply the RMH-A standards to yield one or two units. The remaining RH site is located near the Huntington Harbour area and can accommodate two units. The mixed use sites are located within the downtown

specific plan area and, based on their location, are permitted to have residential uses either alone or with a commercial component. Development of the majority of these sites would require a coastal development permit. However, given that the City has processed 30 coastal development permit applications for residential projects in the last two years, it is feasible that the existing vacant sites in these categories will be developed within the planning period despite their coastal zone overlay designation. In fact, the City has already received conceptual plans for development of a mixed use project on Site #29 within the coastal zone, with the potential to provide six new units with ground floor commercial.

The vacant residential sites inventory (Appendix A) also identifies the following two sites with proposed General Plan or Zone changes to accommodate residential development. Given their pending status, these projects have not currently been included in the Housing Element sites inventory.

- 45 acre Coastal Zone site containing degraded wetlands. Owner received approval from City for development of 170 unit "Parkside Estates" in 2002. However, the Coastal Commission recently voted to require an expanded wetland and buffer area, thereby reducing the project yield by an estimated 50 units. The project requires further approvals from the Coastal Commission, including an amendment of the Local Coastal Plan, as well as the City before it can move forward.
- 1 acre vacant site located in Huntington Harbour. A portion of the site is zoned RL-CZ, and the other portion is zoned Open Space-Water Recreation (OS-WR). Applications for General Plan, Zoning Map, and Local Coastal Program amendments have been submitted for a 15 unit medium density residential development with a 27 slip public and private marina.

In addition to vacant sites, residentially designated properties with entitlements provide for an additional 736 units (711 market-rate and 25 for low- to moderate-income households), as illustrated in Table IV-3. These reflect projects with entitlements that will be built within the near term planning horizon. Two of these projects - Pacific City and Blue Canvas - will provide a significant contribution to the City's housing stock, and are described in greater detail below.

**Table IV-3
Residential Development Potential -
Projects with Entitlements**

	Total Project Units	Low- Income	Moderate- Income	Market Rate
The Villas	19		4	15
Pacific City Condominiums	516*			516
Blue Canvas	201	3	18	180
Total	736	3	22	711

*117 affordable housing units, including 39 very low, 39 low, and 39 median income units to be provided off-site.

Pacific City

The Pacific City site is the last major site in the downtown area to be developed. It is a vacant 31-acre site bounded by the Pacific Coast Highway, First Street, Huntington Street and Atlanta Avenue being developed with a mix of visitor-serving commercial uses and residential to complement the downtown commercial core. The site is divided into three parcels, with the largest, 17.2-acre parcel to be developed with 516 residential condominiums (at a density of 30 units/acre) in a mix of two, three and four story buildings. The residential parcel will include a 2-acre village park/open space area dedicated for public usage. Site work has begun on phase one of the residential, with an expected opening in fall of 2008.

As Pacific City is within a Redevelopment Project Area, the affordability requirement is for 15 percent of units developed. The Affordable Housing Plan approved as part of the Pacific City Owner Participation Agreement stipulates that in exchange for an in-lieu contribution to the Redevelopment Agency's housing set-aside fund, the Agency will satisfy Pacific City's affordable housing requirement in the following manner:

- The Agency or its assignee shall cause to be constructed, or otherwise made available, 117 affordable housing units, including 39 units for very low income households, 39 units for low income households, and 39 units for median income households
- The units will be available for occupancy prior to issuance of building permits for the last phase of Pacific City; or evidence of the Agency's reasonable progress towards attainment of completion of the affordable units for the respective phase
- Units will have affordability covenants and restrictions for 60 years

Blue Canvas

The Blue Canvas Project will provide a master planned residential community of 201 attached homes (Medium Density Residential) on a former site used as an oil pipeline and storage tank terminal. The project will consist of duplex and triplex units, and will include a variety of dwelling unit types and sizes. Ten percent of the units will be provided as affordable, with 18 units affordable for moderate income households and 3 units affordable to low income households. Residential uses will occupy approximately 8.5 net acres of the site, with a two-acre public park developed for public use. Rough grading on the site has been completed, with the first phase of residential units expected to be completed by fall of 2008.

2. Surplus School Sites

The City currently has six closed public school sites within its jurisdiction that have either been declared surplus or are being considered for surplus status by the School Districts, and are being made available for development. The City's Development Assistance Team has met with the Huntington Beach and Fountain Valley School Districts on these surplus sites to provide early direction on their development. All six sites are located within single-family neighborhoods, and therefore the City's direction has been to develop these sites as Low Density single-family. Table IV-4 summarizes the acreage and unit potential on each of these sites.

Entitlement applications are in the process of being submitted for the two Fountain Valley School District sites - Lamb and Wardlow schools - with entitlements anticipated to be complete by 2009. In August 2007, the Huntington Beach School District issued a Request for Proposal for development on four closed school sites: Burke, Gisler, Kettler and LeBard. The General Plan currently designates these four sites as Public, thereby necessitating a General Plan amendment and Zone Change to Low Density Residential. Development potential on the four Huntington Beach School district sites has not been included in the residential sites inventory. With continued trends of declining enrollment, additional surplus school sites may also be developed for residential use during the planning period.

Table IV-4
Surplus School Sites
City of Huntington Beach

School Site	School District	Lot Size	Density	Unit Potential
Lamb*	Fountain Valley	14.2 acres (includes acreage acquired by City for park use)	4.5 units/acre	63 units
Wardlow*	Fountain Valley	14.3 acres (includes acreage acquired by City for park use)	6 units/acre	44 units
Total				107 units

Source: City of Huntington Beach Planning Department, October 2007.

3. Committed Assistance

Government Code Section 65583.1[c] permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) in the Housing Element, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing
- Conversion of multi-family rental units from non-affordable to affordable
- Preservation of at-risk housing

The City of Huntington Beach has committed to providing financial assistance towards the preservation of at-risk housing, and is seeking to apply credits towards the City's RHNA obligations (refer to Appendix B - Adequate Sites Program Alternative Checklist).

As presented in Table V-2 in the Housing Plan, Huntington Beach has fulfilled a portion of its regional share for very low and low income households (126 and 115 units respectively) during the prior planning period, rendering the City eligible to utilize the alternative sites program.

In summary, Wycliffe (Huntington) Gardens is a 185 unit, senior apartment complex comprised of one-bedroom and studio apartments originally financed with a HUD Section 231 loan, coupled with Section 8 contracts on all the units to provide affordability to very low income households. While the project was developed in 1970 and could benefit from modernization and refurbishment, the property is generally in good condition and units are decent, safe and sanitary. In November 2006, the current owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State, and tenants of the project, and in 2008, paid off the Section 231 loan to HUD. The Section 8 assistance contract will expire in October 2008, placing the project at imminent risk of conversion to market rate. In conjunction with adoption of the Affordable Housing Component of the Agency's AB 1290 Implementation Plan that allocates \$13 million in housing set-aside funds towards preservation of Wycliffe (Huntington) Gardens, the Redevelopment Agency conducted a public hearing on December 17, 2008, including a Powerpoint presentation that confirmed the project's imminent risk of conversion. Preservation of Wycliffe Gardens was also presented to the public at meetings conducted in conjunction with the Housing Element before the Planning Commission, City Council and Ad Hoc Council Committee on Affordable Housing.

The City has been contacted by several non-profit housing developers interested in participating in preservation of Wycliffe Gardens. The property owner selected to negotiate with the current property managers of the facility, Living Opportunities Management Company (LOMCO), based on their relationship with the Wycliffe residents and commitment to affordable housing. LOMCO has teamed with a non-profit, Las Palmas Housing Development Corporation, for project assistance, including working capital and project management.

LOMCO and the property owner have entered into escrow on the property, scheduled to close in mid-April. The Redevelopment Agency has committed up to \$2.16 million in financing to assist in securing LOMCO's private bridge loan of approximately \$10-\$12 million. LOMCO is in the process of securing permanent financing, to include rehabilitation of the 38 year old building, and will be applying for 9% State Tax Credits, a private loan, and additional Agency assistance; the Agency is prepared to provide up to \$8 million in permanent financing assistance, as budgeted for in the Agency's 2007 Affordable Housing Strategy. Once the bridge financing is secured and LOMCO owns the property, the rehabilitation of the property will be finalized, estimated to cost \$2.1 million. The Agency anticipates entering into an Owner Participation Agreement for committed assistance with LOMCO in 2008 for up to \$10 million in redevelopment set-aside funds, including both the bridge loan and permanent financing. The project's 185 very low income units will be maintained at affordable rents for a minimum of 55 years, consistent with Redevelopment statutes.

Program 4a in the Housing Element obligates the Agency to provide committed assistance for preservation of Wycliffe Gardens. Pursuant to Government Code Section 65583.1[c], the City will report to the State Department of Housing and Community Development (HCD) on the preservation status of Wycliffe Gardens no later than July 1, 2010. If the City has not entered into an enforceable agreement of committed assistance for the units specified, it will amend the Housing Element to identify additional appropriately zoned and suitable sites.

Since Wycliffe Gardens serves very low income residents, preservation of the 185 units in Wycliffe Gardens are credited towards the City's very low income RHNA housing needs for 454 units. While the Agency's assistance will provide affordability for 185 units, Housing Element statutes (Section 65583.1(c)(1)) allow only 25 percent of any RHNA income category to be met through existing housing. Therefore, of the 185 units to be preserved, only 113 units (25% of 454 units) can be credited towards the City's very low income RHNA need.

4. Residential Development Potential Compared with Huntington Beach's Regional Housing Needs

As presented in Table IV-5, Huntington Beach's new construction need (RHNA) for the 2008-2014 period is for 2,092 new units. Housing units receiving building permits during the 2006-2007 RHNA "gap period" can be credited towards the RHNA. As documented in Appendix C, 174 newly constructed units have been issued building permits between January 1, 2006 and October 31, 2007, including three low income and nine moderate income deed restricted units. Two second units were also built during this period, providing rental opportunities within the range of affordability to moderate income households.

Table IV-5 compares Huntington Beach's remaining RHNA of 1,918 units with the City's residential sites inventory, which provides for a total of 1,205 units. This unit potential is derived from the following:

- 249 units on vacant residential sites, including 72 units with densities suitable to support moderate income housing and 179 units suitable for above moderate income housing (based on realistic site densities presented in the vacant sites inventory in Appendix A)
- 736 units in projects with entitlements - The Villas, Pacific City and Blue Canvas - including 22 units restricted to moderate income households and 3 units restricted to low income households
- 107 units on surplus school sites suitable for above moderate income ownership housing
- 113 very low income units through committed assistance for preservation of Wycliffe Gardens

**Table IV-5
Comparison of Regional Growth Need and Residential Sites
City of Huntington Beach**

Income Group	Total RHNA	Building Permits (1/2006 – 10/2007)	Remaining RHNA	Minimum Density Guidelines	Site Inventory Capacity*	RHNA Shortfall under Current Zoning
Very Low**	454	0	454	≥30 units/acre	116	704
Low	369	3	366			
Moderate	414	11	403	≥12 units/acre	92	311
Above Moderate	855	160	695	<12 units/acre	997	n/a
Total	2,092	174	1,918		1,205	1,015

* Includes vacant land (Table IV-2); projects with entitlements (Table IV-3); development proposed on 2 surplus school sites (Table IV-4); and committed assistance to Wycliffe Gardens.

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for use of “default densities” to assess affordability. Based on its population, Huntington Beach falls within the default density of 30 units/acre for providing sites affordable to very low and low income households. For moderate income households, based on several moderate income projects developed in the City (Cape Ann and the Promenade), the City has chosen a threshold of 12 units/acre to reflect a reasonable density with which moderate income development can be achieved. Allocating Huntington Beach’s residential sites inventory based on these density thresholds, combined with the affordability mix anticipated in both entitled and proposed projects, results in the allocation of sites by targeted income group as presented in Table IV-5. A comparison of this income distribution with the City’s RHNA identifies a shortfall of sites to accommodate 704 lower income units and 311 moderate income units. The City will address this shortfall through commitment to a rezoning program to occur as part of the adoption of the Beach/Edinger Corridor Specific Plan and amendment to the Pacifica Specific Plan, described in the following section.

5. Rezoning Program

Pursuant to AB 2348, a rezoning program to provide adequate sites to address a RHNA shortfall must adhere to the following parameters:

- Sites must be rezoned to accommodate 100% of the RHNA shortfall for very low and low income units
- Rezoned sites for lower income households must accommodate residential uses “by right”
- Rezoned sites must be able to accommodate a minimum of 16 units
- At least 50% of sites rezoned to address the lower income housing shortfall need to be accommodated on sites designated for exclusively residential use

The following describes the Housing Element’s rezoning program structured to fulfill the parameters of AB 2348 and address the City’s shortfall of 704 lower income and 311 moderate income units.

Beach/Edinger Specific Plan

Beach Boulevard and Edinger Avenue serve as two of the City’s primary major commercial thoroughfares, and are home to a diverse mix of both small and large retail developments, auto sales, residential and institutional uses. While these corridors have recognized economic success, it is the City’s desire to establish a more cohesive integration of land uses and visual identity to the corridors.

In the fall of 2006, the City hired a consultant to prepare a revitalization study for Beach and Edinger to define a clear vision for growth and change. An extensive public involvement program is guiding this effort, providing input into development of the Beach/Edinger Corridor Specific Plan. Land use and form-based development standards established in the specific plan will replace existing zoning regulations,

and will set forth a series of new public improvements to enhance the corridors' physical image. A conceptual draft land use plan for the Edinger corridor has been reviewed by the community, and a review of the Plan's recommendations for Edinger were presented to City Council in January 2008. Subsequent to Council endorsement of the plan for Edinger, the land use plan for Beach Boulevard will be developed, with the entire Specific Plan targeted for adoption in 2008.

A key finding of the Plan's market study is that there is a strong demand for residential development, and little demand for a net increase in retail within the Plan area. Consistent with this finding, a major component of the specific plan is the integration of higher density housing along the corridors, with the following goals:

- 3,000 new units within Edinger Avenue Corridor Area
- 2,000 new units within the Beach Boulevard Corridor Area
- Beach Boulevard in the vicinity of Ellis Avenue - Residential Medium High Density
- Beach Boulevard between Talbert and Heil - residential/commercial mixed use

The Beach/Edinger Corridor Specific Plan is being developed to permit residential use by right² on every parcel in the Edinger Corridor area, with additional residential capacity to be accommodated along Beach Boulevard. Certain locations within the Specific Plan will require residential development to include ground floor commercial use, while other areas will permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning will not include prescriptive density or Floor Area Ratio limitations, but will instead regulate development based on building form and scale. A building height of up to six stories will generally be permitted, with reduced parking standards being evaluated as part of the Plan's development. The Specific Plan will be designated Mixed Use (M) in the General Plan to allow maximum design flexibility, as indicated by the General Plan Mixed Use land use description:

Permitted Uses

- Single uses including residential, neighborhood commercial or general commercial
- Mixed uses that may include vertically integrated housing or horizontally integrated housing

Development Standards

- The exact density, location and mix of uses in this category is intended to be governed by a Specific Plan to allow greater design flexibility

While the Beach /Edinger Corridor Specific Plan presents significant capacity for high density, multi-family residential and mixed use development more than sufficient to address the City's regional housing needs, by way of example, the following short term development sites have been identified based on currently proposed projects.

² Residential uses permitted "by right" shall not require a conditional use permit, planned development permit, or other discretionary approval which constitutes a project under CEQA. Residential projects within the Specific Plan will however still be subject to design review.

Two large mixed-use projects are in the early stages of entitlement on the Edinger Avenue Corridor, with rezoning to occur in advance of the Specific Plan. The Ripcurl project is proposing approximately 440 apartment units and 10,000 square feet of neighborhood serving commercial uses on a 3.8 acre site, and would require a General Plan amendment from its current General Commercial designation. The Village at Bella Terra is also proposing a mix of approximately 500 new ownership and rental units in conjunction with 136,000 square feet of commercial uses adjacent to the million square foot Bella Terra retail mall (formerly the Huntington Center Mall), and would also require an amendment to the General Plan. Pursuant to the City's inclusionary housing requirements, a minimum ten percent of the units in The RipCurl would be deed restricted as affordable, and because Bella Terra falls within a Redevelopment Project Area, fifteen percent of its units would be restricted as affordable. A third project is being proposed by Watt Development for redevelopment of an older shopping center with 560 apartment units, while maintaining 100,000 square feet of retail; rezoning of this shopping center site will occur in conjunction with the Beach/Edinger Specific Plan. A fourth project would redevelop the former Levitz site, a 12.5-acre property located at the northeast corner of Edinger Avenue and Gothard Street. The proposed project is a mixed-use residential, live-work and commercial development and envisions six new residential and/or mixed-use blocks around a 3/4-acre private park. The development concept proposes up to 1,260 residential units and up to 60,000 square feet of retail primarily along Edinger Avenue. Project-level environmental review on the proposed project will occur in conjunction with the EIR on the Specific Plan.

There are also two mixed use projects proposed on the Beach Boulevard corridor that are being evaluated at a project level in the Specific Plan EIR. These projects include partial redevelopment of an existing center at Beach Boulevard and Warner Avenue and another mixed use project at Beach Boulevard and Ellis Avenue. These projects will provide approximately 390 additional units and, as with all developments with three or more residential units, will be subject to the City's inclusionary requirements for providing affordable units.

In addition to the proposed projects within the Beach/Edinger Corridor Specific Plan area, two additional "opportunity sites" have been identified along the Beach/Edinger Corridor. Although there are no projects proposed for either of these sites, they have been identified as vulnerable for redevelopment because they are partially vacant and developed with marginal commercial uses in older buildings (refer to summary table and aerial photos of each site in Appendix A). The City's consultant for the Specific Plan estimated the dwelling unit potential on each of these sites based on an anticipated residential product type and square footage of a potential commercial component. Combined, these two sites can accommodate approximately 350 units combined at densities ranging from approximately 50 - 60 units per acre on each site.

Table IV-6 summarizes the residential development potential on these example mixed-use projects and opportunity sites. Seven of these sites meet the default

density of 30 units/acre for lower income households, with one project at a density suitable to support moderate income development. Combined with the overall capacity for approximately 5,000 new high density units in the Specific Plan, these identified near term projects and opportunity sites provide suitable sites to address the City's RHNA shortfall for 311 moderate income units, and 352 lower income units permitted to be part of a mixed use development.

**Table IV-6
Beach/Edinger Corridor Specific Plan – Example Mixed Use Projects & Opportunity Sites**

Projects	Number of New Units	Site Acreage	Project Density
Edinger Avenue			
The Ripcurl	440 apartment units	3.8 acres	115 units/acre
The Village at Bella Terra*	500 units	15.8 acres	32 units/acre
Watt Development Property	600 units	13.8 acres	44 units/acre
former Levitz property	1,260 units	12.5 acres	101 units/acre
Beach Boulevard			
Beach & Warner	270 units	9.4 acres	29 units/acre
Beach & Ellis (sec)	120 units	2.6 acres	46 units/acre
Opportunity Sites			
Beach & Ellis (nwc)	150 units	2.4 acres	62 units/acre
Beach & Yorktown (nec)	200 units	3.5 acres	57 units/acre
Total	3,540 units		

*Located on Edinger in The Crossings Specific Plan adjacent to Beach/Edinger Specific Plan area.

Rezoning for Exclusively Residential Use

As a means of complying with AB 2348 which requires at least half of sites rezoned to address a lower income RHNA shortfall to be designated exclusively for residential uses, the City has identified sites both within and adjacent to the Beach/Edinger Specific Plan appropriate for development as entirely residential. The City will rezone three or more of the sites identified in Table IV-7 (illustrated in Figure 9), encompassing targeted sites on Beach Boulevard; parcels within the Pacifica Specific Plan (off Beach Blvd); and a Redevelopment Agency owned site on McFadden Avenue adjacent to Goldenwest College. The City is currently able to commit to rezoning Sites 4 and 5; determination of which sites among 1-3 will be redesignated for exclusively residential will need to be confirmed as part of the Beach/Edinger Specific Plan process. Rezoning of three or more of the sites in Table IV-7 will more than address the City's lower income RHNA shortfall for 352 units on exclusively residential sites (50% of total 704 lower income RHNA shortfall).

**Table IV-7
Sites for Potential Rezoning to Exclusively Residential Use**

Map #	Location	Current Zoning	Anticipated # of units	Site Acreage	Density
1	Beach Blvd, S. of Yorktown	CG	70	2.12	33 du/ac
2	Cypress and Elm, behind Beach Blvd.	CG	40	.76	30 du/ac
3	Beach Blvd, N. of Yorktown	CG	100	3.14	31 du/ac
4	Pacifica Specific Plan	SP2	187	3.13	60 du/ac
5	McFadden Ave (RDA owned site)	IG	175	2.7	65 du/ac
Total			572		

The City used the following process to develop the inventory of sites for rezoning to exclusively residential use. As part of the Beach/Edinger Specific Plan, a "micro-vulnerability" analysis was conducted along Beach Boulevard to identify those sites most vulnerable to change from existing use (refer to Appendix A). City staff then evaluated these sites to determine which would be most appropriate for redesignation to an exclusively residential use, and identified sites 1-3 on Table IV-7. As depicted in the Rezoning Sites Table and accompanying aerial photos in Appendix A, these sites are characterized by a mix of older, economically marginal uses; parking lots; and vacant parcels - all factors contributing to their identification as vulnerable to change. The City's consultant for the Specific Plan estimated the dwelling unit potential on each of these sites based on an expected residential product type, providing the basis for the units identified in Table IV-7. The Beach/Edinger Specific Plan is structured as a form based Development Code, and does not establish maximum residential densities. The densities presented for sites 1-3 are not prescribed and do not represent maximum densities, but rather reflect the anticipated density based on an assumed product type.

Site #4 in Table IV-7 falls just outside the Beach/Edinger Specific Plan within the Pacifica Community Plan. The four parcels that comprise this former hospital site consist of surface parking lots, and a medical office building slated for demolition. A portion of this site had a previous proposal for development with 130 senior condominiums, and several developers have expressed an interest to the City in developing the site with housing at densities ranging from 70-80 units/acre. The Pacifica Community Plan identifies residential as a conditionally permitted use with no density cap. The City is committed to amending the Specific Plan to allow housing by right, and modifying the Plan's development standards as necessary to facilitate development at 60 units/acre.

Although Site #4 consists of 4 separate parcels, all of the parcels are held under one ownership and would be required to be consolidated prior to development of the site. Additionally, all but one of the parcels would be able to accommodate a minimum of 16 units if sold and developed separately. It should be noted that the parcel that

would not be able to accommodate a minimum of 16 units is tied to an adjacent parcel and would not be developed on its own as it is substandard in size and does not have street access.

Site #5 is a 2.7 acre vacant site on McFadden Avenue adjacent to Golden West College owned by the Redevelopment Agency, and has been targeted for development with affordable housing. The Agency intends to issue a Request for Qualifications in mid-2008 to non-profit housing developers for development of the site, and complete negotiations with the selected developer by year end; environmental review on the site will be conducted as part of the EIR on the Beach/Edinger Specific Plan. The Agency's goal is to develop the site as exclusively residential, and to accommodate a minimum of 175 affordable units on the site. This property is currently designated for Mixed Use in the General Plan and zoned General Industrial; the City will amend the General Plan and Zoning for this site to allow only residential use.

Adequacy of Rezoning Program to Address RHNA Shortfall

As indicated in Table IV-5, Huntington Beach has a shortfall of currently zoned sites to accommodate a portion of its regional housing needs for 704 lower income and 311 moderate income units. The City is committing to a rezoning program as part of the Housing Element (Program #9A) to provide adequate sites at appropriate densities to address this shortfall, and to address the following parameters of AB 2348: a) rezoned sites for lower income households provide for residential uses "by right"; b) rezoned sites accommodate a minimum of 16 units; c) at least 50% of sites rezoned to address the lower income housing shortfall are accommodated on sites designated for exclusively residential use.

By way of example of high density residential sites to become available as part of the overall 5,000 unit capacity within the Beach/Edinger Specific Plan, Table IV-6 illustrates eight specific opportunity sites and proposed mixed use projects. These eight sites alone provide capacity for over 3,500 units, seven of which provide densities appropriate to support lower income development, and one site with densities suitable to support moderate income development. Through the rezoning to occur as part of the adoption of the Beach/Edinger Specific Plan, the City has provided suitable sites to address the City's RHNA shortfall for 311 moderate income units, and 352 lower income units permitted to be part of a mixed use development. Table IV-7 demonstrates the City's site capacity to address its shortfall of 352 lower income units on sites designated for exclusively residential use.

5. Availability of Infrastructure and Public Services

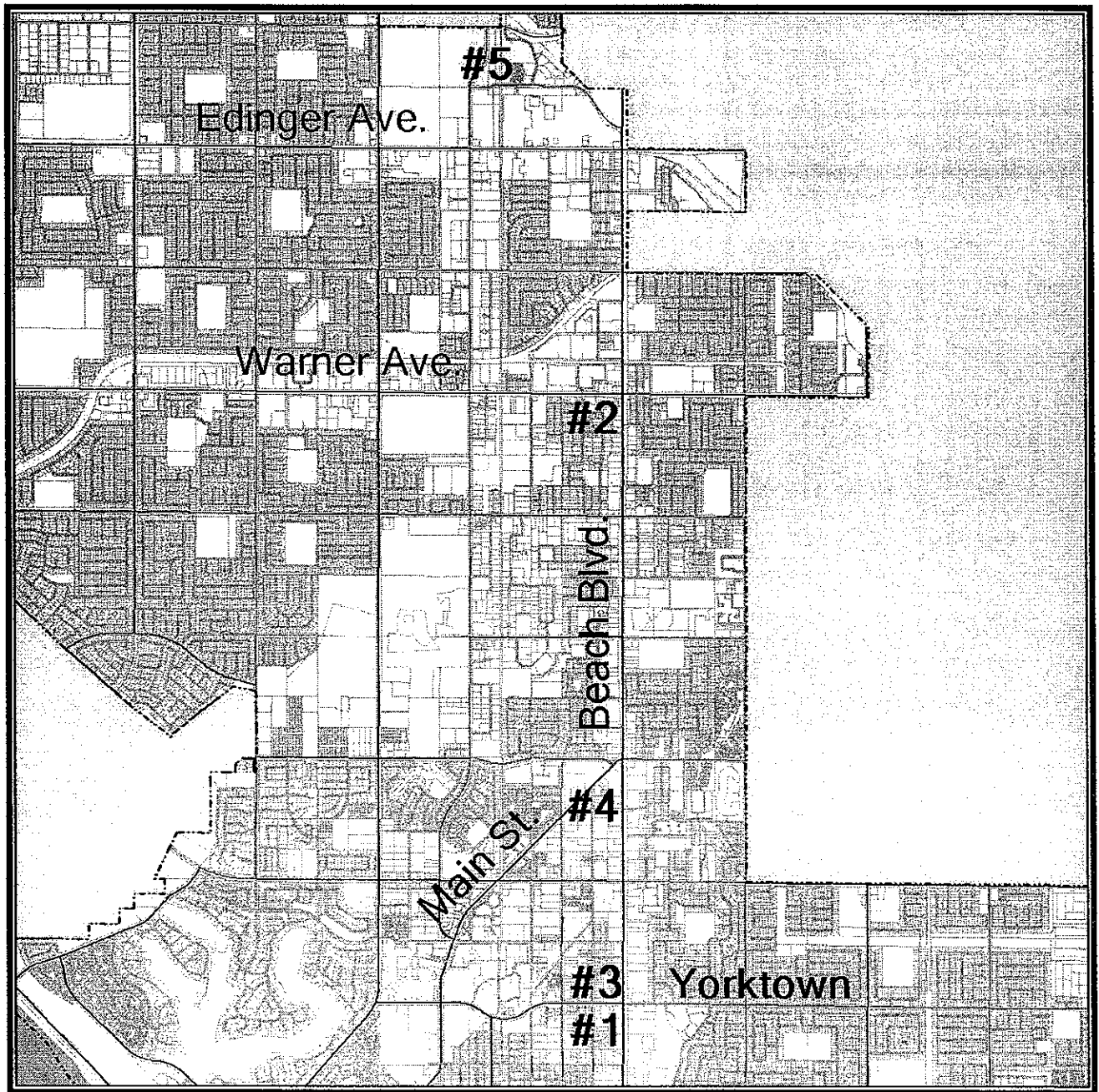
As a completely urbanized community, the City of Huntington Beach has already in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community,

much of the City's infrastructure is aging and will require improvements or replacement over time. The timing and funding of improvements need to be closely correlated with development phasing. The City has adopted an Integrated Infrastructure Master Plan that identifies needed improvement(s) and associated costs.

The City's 1996 General Plan identifies adequate transportation infrastructure, utility infrastructure and public service capacity to serve 18,500 additional residential units beyond what existed in 1990. Even with the 5,000 new units developed in Huntington Beach since 1990, the City has more than adequate infrastructure capacity to accommodate the City's residential growth needs (RHNA) for the 2008-2014 Housing Element cycle, which anticipates only 2,000 units. New development will tie into existing water and sewer mains, and in some instances mains may need to be upgraded to accommodate new demands generated by development. No specific parcels during the 2008-2014 planning horizon are constrained by infrastructure availability.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Huntington Beach will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

Figure 9 Sites to be Rezoned for Exclusively Residential Use

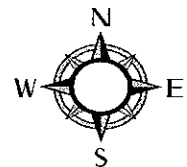


Legend

Sites 1-3: Beach/Edinger Specific Plan

Site 4: Pacifica Specific Plan

Site 5: Vacant RDA-owned parcel



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B. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in Huntington Beach. Due to both the high cost of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. Table IV-8 lists the potential funding sources that are available for housing activities. They are divided into five categories including: federal, state, county, local and private resources.

The primary source of funds for affordable housing activities in Huntington Beach is derived from the Redevelopment Agency housing set-aside fund. As required by California Redevelopment Law, the Huntington Beach Redevelopment Agency sets aside 20 percent of all tax increment revenue generated from the redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate income households. These set-aside funds are placed in a separate Low- and Moderate-Income Housing Fund. Interest earned on money in the Fund, and repayments from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

The Agency has recently updated the Affordable Housing Component to the AB 1290 Implementation Plan (November 2007). This Plan specifies anticipated annual contributions to the redevelopment set-aside fund of between \$3.2 - \$3.6 million during the 2008-2014 period, for a total contribution of approximately \$24 million, along with a 2008/09 beginning fund balance of \$7.5 million. In addition, the Redevelopment Agency is projected to receive \$20 million in contributions to the Housing Development Fund from developer payments made to the Agency in return for the Agency fulfilling the developer's Redevelopment Project Area inclusionary housing obligations. The Agency's Implementation Plan cash flow projections allocates Huntington Beach's affordable housing funds (including Housing Set-Aside, HOME, Housing Development Fund, Revolving Loan Repayments, and other miscellaneous revenues) among the following programs and projects during the 2008/09 to 2013/14 Housing Element planning period:

- Affordable Housing Development Assistance - \$16.8 million³
- Oak View acquisition/rehabilitation, new construction - \$12.3 million
- Wycliffe Gardens preservation - \$10 million
- Workforce Housing program - \$5 million
- Single-family rehabilitation (loans and grants) - \$2.7 million

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³ Includes \$3.8 million previously allocated towards Wycliffe Gardens preservation

**Table IV-8
Financial Resources Available for Housing Activities
City of Huntington Beach**

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Huntington Beach allocates approximately \$160,000 in CDBG funds annually towards its rehabilitation program.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Flexible grant program awarded to City on formula basis for housing activities. Huntington Beach receives approximately \$700,000 annually.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Orange County Housing Authority.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> ▪ New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Two funding rounds annually through 2009.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project

**Financial Resources Available for Housing Activities
City of Huntington Beach**

Program Name	Description	Eligible Activities
Multi-family Housing Program - Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. Two funding rounds annually through 2009.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	<ul style="list-style-type: none"> ▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. One funding round annually through 2009.	<ul style="list-style-type: none"> ▪ Regulations under development
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing	<ul style="list-style-type: none"> ▪ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	<ul style="list-style-type: none"> ▪ Regulations pending
CalHFA Residential Development Loan Program	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs

**Financial Resources Available for Housing Activities
City of Huntington Beach**

Program Name	Description	Eligible Activities
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> Homebuyer Assistance
3. Local Programs		
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. The Huntington Beach Implementation Plan estimates \$3.2 - \$3.6 million will be contributed to the Low/Mod Housing Fund annually.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Housing Development Fund	Inclusionary housing in-lieu fees as permitted for projects with 3-9 units. Funded projects are required to include a minimum of 50 percent very low and low income units, with at least 20 percent of units affordable to very low income households.	<ul style="list-style-type: none"> Pre-development costs Land acquisition Rehabilitation Land Write-downs Interest rate subsidies
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> New Construction Rehabilitation Acquisition
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

**Financial Resources Available for Housing Activities
City of Huntington Beach**

Program Name	Description	Eligible Activities
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that have completed projects in Huntington Beach and can continue to serve as resources in the implementation of housing activities in the City. These agencies play an important role in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, development of affordable housing.

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer founded in 1990. Located in the City of Orange, the Agency's start-up costs were originally funded by the Orange Redevelopment Agency. OHDC's primary focus is within Orange County, but has developed over 3,000 units in communities throughout California. In 2002, the Huntington Beach Redevelopment Agency funded OHDC to develop the 20 unit Bowen Court senior housing project.

Jamboree Housing Corporation (JHC): JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Orange County and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties. JHC has completed two multi-family acquisition/rehabilitation projects in the Oakwood neighborhood in Huntington Beach, with three additional projects pending.

Shelter for the Homeless: Shelter for the Homeless provides emergency, transitional and permanent supportive housing for homeless and lower income families. The City has partnered with Shelter for the Homeless to rehabilitate a total of twelve units in the Oakview neighborhood and provide units at affordable rents for extremely to very low income families.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The City has supported Habitat in the development of four new homes in Huntington Beach, with two additional projects pending.

Collette's Children's Home (CCH): CCH, headquartered in Huntington Beach, provides emergency and transitional housing and permanent placement services to homeless women with children and chronically homeless single women. CCH has completed numerous affordable housing projects throughout Orange County, including two transitional housing facilities in the Oakview and Sun View neighborhoods in Huntington Beach.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also recently required LEED certification for larger commercial and residential developments. For example, the City of Pasadena requires the LEED certified level for commercial construction of 25,000+ square feet and residential buildings with 4+ stories. Other Southland cities that have adopted similar requirements are Calabasas, Santa Monica, Long Beach, and Los Angeles.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

Other efforts by cities related to energy conservation include: providing information regarding energy efficient techniques for rehabilitation; referrals for residents and businesses to energy conservation programs; and local incentives for building green.

The following presents a variety of ways in which Huntington Beach can promote energy conservation:

- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.
- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Allow higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi family buildings.

Global Green, a leader in the green building field, has designed a step-by-step guide for local governments interested in creating a green building program. The steps are outlined as follows:

1. Establish Your Baseline - what are current local policies, ordinances, and environmental programs; identify gaps
2. Analyze Building Trends - what are past trends, planned city and major private projects, and projected growth
3. Review Existing Guidelines - do they fit with local climate, city procedures, local building practice, and address local priorities
4. Conduct Outreach - form city staff team and citizen committee; convene groups; and identify issues and priorities
5. Establish Framework - identify priority sectors; determine phasing; set incentives; and determine administration
6. Implementation - adopt policy; prepare and provide resources and materials; hold workshops and trainings; identify additional staff needs

The City of Huntington Beach has made a strong commitment to Green Building. The Planning Department offers a "Green Building Tips" handout for both homeowners and builders, and the City is initiating a fee reduction program for remodels that include solar panels. Both the Planning Commission and City Council have formed subcommittees to evaluate and develop measures to initiate a comprehensive Green Building Program. The City has budgeted for a new Green Building/Energy Coordinator staff position within the Planning Department to implement the Program.

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance will be required to include sustainable design features to the extent financially feasible, such as:

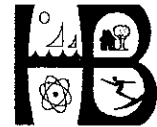
- Energy and water reduction strategies
- Building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling
- Solid waste reduction technologies
- Storm water mitigation
- Gray water recycling

Southern California Edison Customer Assistance Program

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most services are available free of charge.

Southern California Gas Company Involvement Program

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.



V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Huntington Beach. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2000 Housing Element and then presents Huntington Beach's Housing Plan for the 2008-2014 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Huntington Beach 2000-2005 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- ✓ New Construction for all income groups
- ✓ Residential Rehabilitation
- ✓ Conservation of Existing Housing

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2008-2014 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

Table V-1
Review of Accomplishments under 2000 Housing Element

Goal: Conserving and Improving Existing Affordable Housing	
Policy/Program	Accomplishments
1. Single-Family Rehabilitation Action: Make available Loans and Health and Safety Emergency Grants to very low and low income single-family homeowners. Goal to provide assistance to 75 households.	Progress: Between 2000-2006, the City provided 133 rehab loans and 10 emergency grants to lower income households. Effectiveness: The City exceeded its overall rehabilitation goal. Appropriateness: Given the ongoing need to maintain the City's aging housing stock, the single-family rehab program remains appropriate for the Element. The City is considering increasing the current loan amount of \$25,000 to reflect the significant increase in home improvement costs and to better address the full extent of housing repairs needed on many units.
2. Multi-Family Rental Housing Loans (MRH) Action: Assist owners of apartment buildings to rehabilitate properties occupied by low-income tenants. Goal to provide loans to upgrade 100 rental units.	Progress: There have been no rental rehabilitation loans during the period. Effectiveness: High market rents in Huntington Beach have served as a disincentive for apartment owners to place rent and income restrictions on units in exchange for low interest rehab loans. Appropriateness: Despite the lack of activity under this program, there remains a need for rehabilitation of rental housing in the community. Reallocation of funds from this program for use in acquisition and rehabilitation in the Oakview neighborhood can more successfully address deteriorated rental housing in this area. In addition, the City is currently evaluating changes to its single-family rehabilitation program to allow properties with 1-4 units.
3. Multiple-Family Acquisition and Rehabilitation through Non-Profit Developers Action: Assist non-profits in acquisition and rehabilitation of existing multiple-family housing within Enhancement and Redevelopment areas. Establish affordability covenants.	Progress: Between 2000-2006, the City worked with seven different non-profit developers to complete 10 multi-family acquisition/rehab projects, totaling 239 units. Non-profit partners include: OCCHC (25 units); Shelter for the Homeless (4 units); Collete's Children's Home (8 units); and Jamboree Housing (10 units). The Economic Development Department issued a total of \$10.6 million in Redevelopment Set-Aside and HOME loans to non-profits in support of acquisition and rehabilitation activities. Effectiveness: The program focus has been on scattered site developments within the Oakview neighborhood, maximizing the effects of neighborhood revitalization. The program has proven very successful in working with experienced non-profit entities and in leveraging outside funding sources. With financial assistance from the City/Agency, the non-profits are able to oversee the acquisition and rehabilitation process and stay in place as long-term owners and operators. Appropriateness: This program remains an integral component to the City's overall affordable housing strategy.
4. Neighborhood Improvement Programs Action: Administer and implement a comprehensive neighborhood improvement program in targeted areas of the City. Conduct annual community meetings to receive resident input.	Progress: The 2000 housing conditions survey identified 81% of units in Good condition, 18% in Fair condition, and 1% in Poor condition. In 2002, the City changed the focus of code enforcement activities from primarily reactionary and punitive to proactive and educational, and involving the community. Effectiveness: The housing conditions survey completed in 2007 reflects a 10% improvement of units from Fair to Good condition, indicating the success of neighborhood preservation activities. Appropriateness: This program has been renamed the Neighborhood Preservation Program, and will focus on four separate low/mod areas of the City.

Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
<p>5. Off-Site Multi-Family Acquisition/Rehabilitation <u>Action:</u> Allow developers to fulfill affordable housing requirements through off-site acquisition/rehabilitation of rental units.</p>	<p><u>Progress:</u> Between 1998-2005, 53 off-site rental units were restricted to low income to satisfy the affordable housing obligations for nine market rate projects consisting of 497 units. These 53 low income rental units are contained within two projects owned and operated by a non-profit housing corporation.</p> <p><u>Effectiveness:</u> This was an effective program when there was an established "bank" from which developers could "purchase" their units; there are no longer any units available via this method. Due to the high cost of real estate, developers have not been able to acquire rental property for a reasonable price, and therefore have included the required affordable units within their projects.</p> <p><u>Appropriateness:</u> As current land economics render this program infeasible, it is no longer appropriate as a separate program within the Housing Element. Off-site alternatives can be accommodated within the City's acquisition/rehabilitation program #3 should the economics support this approach in the future.</p>
<p>6. Mortgage Credit Certificate (MCC) Program <u>Action:</u> Increase homeownership opportunities for moderate-income first time homebuyers. Work to sign up additional lenders, and actively market program to first-time buyers.</p>	<p><u>Progress:</u> The City provided funding support to the County for participation in the MCC program.</p> <p><u>Effectiveness:</u> Works best when interest rates are high, so there was little activity during the period. Rising housing sales prices rendered the program infeasible in Huntington Beach.</p> <p><u>Appropriateness:</u> The County has permanently discontinued the MCC Program, so it no longer remains appropriate for inclusion in the Element.</p>
<p>7. Section 8 Rental Assistance Program <u>Action:</u> Provide Section 8 rental certificates through OCHA to families of all sizes. Encourage landlords to register units with the Housing Authority.</p>	<p><u>Progress:</u> The level of Section 8 assistance in Huntington Beach has maintained fairly constant, with 815 households receiving Section 8 vouchers in 2007, compared to 834 in 2000. Of these households, 319 are families, 312 are seniors, and 184 are disabled. When the Orange County Housing Authority (OCHA) temporarily opened the Section 8 waiting list in 2006, 550 Huntington Beach residents completed applications.</p> <p><u>Effectiveness:</u> The program is very successful in providing needed rental assistance in Huntington Beach. The City continues to participate in quarterly meetings of the Cities Advisory to OCHA to maintain ongoing communication about the Section 8 program and other affordable housing.</p> <p><u>Appropriateness:</u> This program remains appropriate to the updated Housing Element.</p>
<p>8. Citywide Code Enforcement <u>Action:</u> Monitor the City's housing stock and issue violation notices to property owners requiring compliance with property maintenance regulations and uniform housing code requirements. Inform violaters of available rehabilitation assistance to correct code deficiencies.</p>	<p><u>Progress:</u> As indicated under Program #4 (Neighborhood Improvement Program), the City has shifted its approach to code enforcement less complaint-driven to more proactive and educational. Rehabilitation assistance is closely tied with code enforcement activities.</p> <p><u>Effectiveness:</u> Code enforcement has been effective in improving housing conditions, with the Citywide housing conditions survey showing an increase in "Good" quality units from 81% to 91% between 2000 to 2007.</p> <p><u>Appropriateness:</u> Code enforcement has been replaced with a more comprehensive, educational approach to improving housing conditions as part of the Neighborhood Preservation Program (#4).</p>

Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
9. Preservation of Assisted Rental Housing <u>Action:</u> Preserve or replace at-risk housing by: a) monitor at-risk units, b) tenant education, c) work with priority purchasers, d) refinance bonds, e) off-site purchase of affordability covenants, f) tenant purchase of units, and g) provision of new affordable housing.	<u>Progress:</u> The City assisted in the refinancing of the bond on Huntington Breakers, extending affordability controls on the project's 68 low income units from 2006 to 2020. Affordability controls expired on the 11 low income units in Huntington Villas, the 75 low income units in Surfside Villas, and 50 units in various density bonus projects. <u>Effectiveness:</u> The City was effective in preserving 68 affordable units, but lost 136 affordable units. <u>Appropriateness:</u> With 377 low income units at-risk of conversion, preservation remains a critical program. The City's Economic Development Dept. is already working with a non-profit to preserve the 185 unit Wycliffe Gardens, and has initiated discussions with the owners of Huntington Villa Yorba.
10. Condominium Conversion Ordinance <u>Action:</u> Consider allowing modified standards where condominiums integrate affordable units and evaluate assistance to tenants interested in purchasing their units.	<u>Progress:</u> The City updated its Condominium Conversion Ordinance in 2004, imposing affordability requirements on pre-existing apartments that converted without required CUP approvals. The City decided not to modify standards on future conversions so as to maintain consistency in the quality of life for project residents in terms of open space and parking. <u>Effectiveness:</u> Since adoption of the updated Ordinance, the City has not received any applications for conversions, although there is growing interest among the development community. <u>Appropriateness:</u> It may be appropriate to strengthen the City's condo conversion provisions to preserve the rental housing stock.
11. Replacement Housing Program <u>Action:</u> Require a housing Replacement Plan for Redevelopment assisted activities that result in the displacement of residents, as well as private development that results in the removal of low- and moderate-income housing within the Coastal Zone. Provide financial assistance for households displaced as a result of government activities.	<u>Progress:</u> The Redevelopment Agency did not implement any activities that resulted in the removal of low and moderate income housing. Within the Coastal Zone, 67 units were demolished between 1998-2005, all of which were single-family homes or duplexes, and therefore did not require replacement. 701 new affordable units were provided within 3 miles of the coastal zone (refer to detailed discussion which follows table). <u>Effectiveness:</u> The City did not incur any replacement housing obligations under Redevelopment Law or the Coastal Act. <u>Appropriateness:</u> The City and Redevelopment Agency implement replacement housing requirements consistent with State law. A separate Replacement Housing Program is not necessary for the Housing Element.
Goal: Provision of Adequate Housing Sites	
Policy/Program	Accomplishments
12. Vacant Land Inventory <u>Action:</u> Identify development opportunities through maintenance of a residential sites inventory. Maintain a current inventory of residential sites and provide to developers.	<u>Progress:</u> City regularly updates the vacant land inventory, most recently in 2007 and prior to that in 2004. <u>Effectiveness:</u> In the past this has been an effective informational tool given the amount of residential land that had been available. <u>Appropriateness:</u> The inventory now has limited utility given the limited vacant residential land available. In addition, the City is increasingly experiencing interest in converting non-residential land to mixed use, indicating that residential developers do not necessarily believe that the amount of vacant "residential" land is the only indicator of opportunity. This program will be modified to encompass all residential development opportunities, including vacant, underutilized and mixed-use sites

**Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)**

Policy/Program	Accomplishments
13. Residential Development Opportunities on School Sites <u>Action:</u> Work with School District to provide residential development opportunities on appropriate surplus school sites.	<u>Progress:</u> In 2005, one of the local school districts surplused two sites. The City acquired portions of both sites for open space, and applications are in the process of being submitted for development of 107 units on these two sites. In August 2007, the Huntington Beach School district issued an RFP for development on 4 closed sites. The City has a quarterly meeting with all school districts to maintain open communication on a variety of issues, including development. <u>Effectiveness:</u> The ongoing dialog with the School Districts helps in terms of long term planning. <u>Appropriateness:</u> There are additional closed school sites in the City that may be surplused in the future.
Goal: Assist in the Development of Affordable Housing	
Policy/Program	Accomplishments
14. Development of Senior Citizen and Low/Moderate-Income Housing <u>Action:</u> Continue to provide regulatory and financial assistance for the development of affordable housing. Provide reduced development standards through the use of the City's Senior Residential Development Standards. Seek to achieve development of 350 new affordable units.	<u>Progress:</u> The City has provided financial assistance and regulatory relief to numerous affordable housing developments since 1998. Major projects include: The Fountains Senior Apts (271 units/55 VL, 25 L, 190 M); Bowen Court Senior Apts (20 VL units); Habitat for Humanity-Yorktown (4 VL units); Main Place Apts (29 units/26 L; Cape Ann (146 M units); Promenade (80 M units); and Ellis Street SRO (107 units/47 VL, 59 L). <u>Effectiveness:</u> In total, the City achieved development of 126 new very low income units, 115 low income units, and 460 moderate income units during the planning period, well exceeding its goal for 350 new affordable units. The City's various techniques for providing affordable housing have been highly effective. <u>Appropriateness:</u> Providing financial and regulatory support for affordable housing remains critical to addressing the City's housing needs.
15. Technical Support for Affordable Housing Projects <u>Action:</u> Continue to provide consultation and technical assistance to aid in the expansion of housing opportunities.	<u>Progress:</u> The City continues to provide technical assistance to developers to support expansion of affordable housing opportunities. Assistance includes: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving forward through the public review process. <u>Effectiveness:</u> Judging by the number of affordable projects developed in Huntington Beach over the planning period, the City has been effective in providing necessary technical support. <u>Appropriateness:</u> The City provides technical assistance as part of its overall affordable housing program, and therefore this program will be combined with Program #14 to Support in Development of Affordable Housing.
16. Solicit Participation of Developers in Affordable Housing Programs <u>Action:</u> Provide financial and regulatory incentives to private developers to increase the supply of affordable housing. Complete the following affordable housing projects: Victoria Woods Senior Apartments, Bowen Court Senior Apartments, Wycliffe Apartments.	<u>Progress:</u> As described under Program #14, the City has been successful in its support of affordable housing, with 126 very low income, 115 low income and 460 moderate income units developed. <u>Effectiveness:</u> The City has been effective in its support of affordable and mixed income housing production. <u>Appropriateness:</u> This program is closely related to program #14 (Development of Senior Citizen/Affordable Housing), and will be combined for purposes of the updated Housing Element.

Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
17. Project Self-Sufficiency Action: Offer assistance to low-income, single-parents so that they can achieve economic independence from governmental assistance. Assist a minimum of 90 households annually.	Progress: Between 2001-2005, the City assisted 466 households through PSS, averaging assistance to 93 households per year. Effectiveness: The City has consistently met its annual goal for PSS assistance, utilizing both public and private resources. The City's program has gained national attention as one of the most successful programs in the country. Appropriateness: The PSS program remains a critical program in assisting single-parents to achieve economic self-sufficiency and remains appropriate for the Housing Element update.
18. Redevelopment Agency Production and Replacement Housing Obligations Action: Construct a total of 100 affordable units to fulfill Agency housing production and replacement requirements.	Progress: Between 2000-2007, the Redevelopment Agency expended \$9.9 million in RDA set-aside and \$4.3 million in HOME funds to assist in new construction and acquisition/rehabilitation of 343 affordable units that count towards inclusionary and replacement housing obligations. Effectiveness: The City well exceeded its goal to produce 100 affordable units. The Agency's 2007 Redevelopment Implementation Plan identifies a surplus of 83 inclusionary housing units for the 1982-2014 compliance period. No replacement housing obligations are identified in the Plan. Appropriateness: The Redevelopment Agency monitors its inclusionary and replacement housing obligations on an ongoing basis, and has an active new construction and acquisition/rehabilitation program to fulfill its requirements. A separate program for the Housing Element is not necessary.
19. Implement Inclusionary Housing Action: Continue to implement inclusionary housing requirements.	Progress: During 1993-2006, the City's inclusionary requirements produced 478 affordable units (50 VL, 103 L, 325 M). In 2004, the City Council adopted an ordinance to codify its inclusionary policy and established the option to pay an in-lieu fee for projects with 3-9 units. The fee amount was adopted in October 2007. Effectiveness: The inclusionary ordinance continues to provide an effective mechanism to integrate affordable units within market rate developments. Appropriateness: The inclusionary program remains appropriate to the Housing Element. The City has formed an Ad Hoc Housing Committee to evaluate the option of extending payment of the in-lieu housing fee to all projects.
Goal: Removal of Governmental Constraints	
20. "Fast Track" Processing for Affordable Housing Projects Action: Evaluate the City's approval process and determine the feasibility of a "fast track" approval process for affordable housing projects.	Progress: In 2006, an audit was conducted of the City's development processing procedures to evaluate ways to streamline all development. Given the levels of staffing and workload, no "fast track" process was recommended. However, there were recommendations made to reduce certain processing times and fees, some of which have been implemented and could benefit an affordable housing developer. Effectiveness: Fast track processing for affordable projects is not likely to be implemented given existing resources. Recent affordable developments have not indicated that the approval process has been a significant factor for their projects. Appropriateness: This program no longer remains appropriate given the findings of the recent audit.

Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)

Policy/Program	Accomplishments
21. Encourage Implementation of SRO Ordinance <u>Action:</u> Evaluate other successful SRO ordinances and identify potential revisions to the City's ordinance. Complete a minimum of 106 SRO units.	<u>Progress:</u> In 2001 the City's SRO ordinance was updated, based on a comparison of other jurisdiction's regulations. A 107 unit SRO project - Beachview Villas - was approved and constructed in 2003, providing 47 very low income and 59 low income units. <u>Effectiveness:</u> This program was effective and completed. <u>Appropriateness:</u> This program is no longer necessary, as the objectives to develop an updated ordinance have been fulfilled.
Goal: Equal Housing Opportunity	
22. Fair Housing <u>Action:</u> Implement Fair Housing Plan actions and continue to use the service of the Fair Housing Council of Orange County.	<u>Progress:</u> The City continues to contract with the Fair Housing Council of Orange County (FHCOC) to implement the regional Fair Housing Plan (AI), and to offer fair housing services and tenant/landlord counseling to residents. <u>Effectiveness:</u> FHCOC assists up to 900 Huntington Beach households annually with issues regarding tenant/landlord matters. Up to 14 discrimination cases are opened each year on behalf of residents. FHCOC provides 4 public outreach presentations in the City annually. <u>Appropriateness:</u> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element update.
23. Accessible Housing <u>Action:</u> Adopt updates to the Uniform Building and Housing Codes to reflect current accessibility requirements in new construction. Coordinate with Dayle MacIntosh Center and provide modification assistance.	<u>Progress:</u> The City has adopted the latest updates to the Building and Housing Code, and continues to offer rehabilitation assistance for accessibility improvements. <u>Effectiveness:</u> The City does not require special building codes or onerous project review to construct or improve housing for persons with disabilities. The City has been effective by offering financial support for accessibility improvements, and in coordinating with the Dayle MacIntosh Center in as a resource for accessible housing. <u>Appropriateness:</u> Providing accessible housing remains appropriate to the Housing Element.
24. Continuum of Care - Homeless Assistance <u>Action:</u> Participate in County's Regional Committee for the Continuum of Care to assist the homeless. Allocate CDBG monies to fund homeless service providers.	<u>Progress:</u> The City supports the Continuum of Care through: 1) data compilation on homeless services and facilities; 2) letters of support for the funding application; 3) participation in meetings on the Regional Homeless Strategy. In 2007, the City participated in the Point in Time Homeless Survey. In 2005/2006, the City funded two transitional housing facilities for battered/homeless mothers with children. The City has also provided funding to the Episcopal Service Alliance for emergency services. <u>Effectiveness:</u> The City has been effective in its involvement in regional efforts to address homelessness, as well as the funding of local homeless service providers and emergency and transitional shelters. In support of the County's efforts to implement the CMIS online database to provide unduplicated tracking of homeless programs, the City will encourage its homeless service providers to become integrated within the CMIS system. <u>Appropriateness:</u> The Continuum of Care and Homeless Assistance Program remains appropriate to the Housing Element.

Source: City of Huntington Beach Economic Development and Planning Departments.

VL - Very Low Income, L- Low Income, M Moderate Income

Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2000, the City of Huntington Beach has made significant progress in achieving its housing goals. Major accomplishments include the following:

- Partnering with non-profit housing providers to acquire and rehabilitate 239 rental units and preserve as affordable housing
- Providing housing rehabilitation assistance to 143 lower income homeowners
- Refinancing the bond issue on Huntington Breakers, protecting the project's 68 lower income units from conversion to market rents
- Implementing a Neighborhood Preservation Program to pro-actively address the problem of deteriorating neighborhoods, and achieving measurable improvements in housing conditions
- Assisting in the development of approximately 700 affordable housing units through provision of land disposition, regulatory incentives, inclusionary requirements, and/or direct financial assistance
- Providing assistance to 466 single-parent households through Project Self-Sufficiency
- Updating the City's SRO Ordinance, enabling development of a 107 unit SRO with rents affordable to very low and low income households
- Assisting in funding two transitional housing facilities for victims of domestic violence and their children
- Adopting an ordinance to codify the City's inclusionary housing policy, and allowing payment of an in-lieu housing fee for small projects

Table V-2 summarizes the quantified objectives contained in the City's 2000 Housing Element, and compares the City's progress in fulfilling these objectives.

**Table V-2
Summary of Quantified Objectives**

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	388	126 (33%)	50	215 (430%)	452	445 (98%)
Low	255	115 (45%)	85	166 (195%)	147	
Moderate	400	460 (115%)	40	1 (2%)		
Above Moderate	972	2,229 (229%)				
Totals	2,015	2,930 (145%)	175	382 (218%)	599	445 (74%)

* Reflects RHNA

** Reflects single-family rehabilitation and acquisition/rehabilitation projects

*** Reflects preservation of at-risk projects

As illustrated in Table V-2, based on review of residential building permits issued between January 1998 - December 2005, the City fulfilled 145 percent of its total regional housing construction needs, or "RHNA" (refer to Appendix C for summary of building permits issued). However, given the robust real estate market in Huntington Beach, housing for low and moderate income households is not being produced without some level of subsidy and/or development incentive.

The City's inclusionary housing ordinance was effective in producing affordable units in conjunction with market rate developments, and contributed to the City fulfilling 115 percent of its goal for production of 400 moderate income units. Given the more limited development of rental housing which occurred during the period, the inclusionary ordinance produced far fewer low income units, with the provision of very low and low income units reliant almost entirely on financial subsidies. The City, its Redevelopment Agency, and its non-profit housing partners were able to achieve the development of 126 units affordable to very low income households and 115 units affordable to low income households, representing 33 percent and 45 percent of its RHNA goal respectively.

In terms of housing rehabilitation, the City provided assistance to 382 lower income households, fulfilling 218 percent of its assistance goal. A key focus of the City's housing program is to support non-profits in the acquisition and rehabilitation of multi-family properties and place long-term affordability restrictions on the units. During the planning period, the Agency directed over \$10 million towards acquisition/rehabilitation, completing 239 units. Housing Element statutes now allow jurisdictions to credit certain acquisition/rehabilitation activities towards the RHNA, which can assist Huntington Beach in demonstrating greater progress in addressing its lower income productions needs.

Finally, the City fell short of its goal to conserve 599 affordable units identified as at-risk of conversion. Numerous small, density bonus projects converted to market rate, although more significant is the loss of 75 units in Surfside Villas and 11 units in Huntington Villas. In total, affordability restrictions were lost on 136 low income units. The City was successful in refinancing the bond to preserve the 68 low income units in Huntington Breakers. During the next Housing Element cycle, two projects are at-risk of conversion, and the City is already working with a non-profit to preserve the first project at imminent risk of conversion. Preservation of at-risk housing is now also eligible for RHNA credit.

Compliance with Coastal Zone Housing Requirements

The Coastal Zone boundary in Huntington Beach runs from the northern city limit at Seal Beach, south nine miles to the Santa Ana River at the Huntington Beach/Newport Beach boundary. It extends inland from the mean high tide line from 1,000 yards to over one mile in some areas. It encompasses approximately five square miles of land and water, or about 17 percent of the total area of the city.

The Huntington Beach Coastal Zone includes a wide variety of land uses including open shoreline, parks and recreational facilities, habitat areas, residential, commercial and industrial uses, as well as energy and oil extraction facilities. At the north end of the Coastal Zone is Huntington Harbour, a man-made residential and marina development with residences oriented toward the waterways. The next largest segment of residential development within the Coastal Zone is the downtown area, with narrow but deep lots for single-family homes as well as larger apartment and condominium developments.

California Government Code (Section 65588) requires the Housing Element to take into account any low or moderate income housing provided or required in the coastal zone pursuant to the Mello Act (Section 65590).¹ Within the Review and Revise section of the Housing Element, coastal zone localities are required to include the following information:

1. Number of new housing units approved for construction within the coastal zone since January 1982
2. Number of housing units for low or moderate income households required to be provided in new housing within the coastal zone, or within three miles
3. Number of existing residential units occupied by low or moderate income households within the coastal zone or within three miles that have been authorized to be demolished or converted since January 1982
4. Number of housing units for low and moderate income households that have been required for replacement (of those being demolished or converted) in the coastal zone or within 3 miles of the coastal zone.

The 1989 and 2000 Huntington Beach Housing Elements provide the following information on housing in the Coastal Zone for the period between 1982 - 1997:

1982-1989: 73 affordable units demolished in Coastal Zone
 1,086 replacement units affordable to low to moderate income
 households built

June 1989-1997: 112 affordable units demolished in Coastal Zone
 141 replacement units affordable to low to moderate income
 households built

According to the City's prior two Housing Elements, the City has met the replacement requirement of 185 affordable units through provision of 1,227 new affordable units. Table V-3 documents residential development activity in the Huntington Beach coastal zone during the most recent Housing Element period (between January 1998 - December 2005), including the number of affordable housing units built in the City within three miles of the coastal zone.

¹ The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

Table V-3
Residential Activity in Huntington Beach Coastal Zone 1998-2005

Location	Total Units Demolished	Units Required to be Replaced*	Total New Units Built	Affordable Units Built
<u>Within Coastal Zone</u>	<u>67</u>	<u>0</u>	<u>604</u>	<u>--</u>
<u>Within 3 miles of Coastal Zone</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>701</u>

* The Coastal Act requires replacement of low and moderate income units demolished in Coastal Zone projects with 3 or more units. Of the 67 units removed in Huntington Beach during this period, 65 were single-family homes and 2 were within a duplex, and therefore none met the criteria requiring replacement.

As illustrated by this Table, between 1999-2005, 67 market rate units were removed from the Huntington Beach coastal zone: 37 units in Huntington Harbour and 30 units in Downtown.² As none of the units removed were in developments with 3 or more units (65 units were single-family homes, and 2 units were within a duplex), none of these units are required to be replaced under the Mello Act.

During this same time period, 701 new deed-restricted affordable units were built within a three mile radius of the City's coastal zone, more than offsetting the 67 market-rate units removed from the coastal zone. Affordable housing projects completed during this time frame include (refer to Appendix C for a complete listing of projects):

- Cape Ann - 146 moderate income units
- Promenade - 80 moderate income units
- Pacific Landing - 5 moderate income units
- Greystone Keys - 12 moderate income units (11 add'l mod units built in 1997)
- 17201 Ash - 6 moderate income units
- The Tides - 12 moderate income units
- The Fountains - 55 very low, 25 low, 191 moderate income units
- Siena Apartments (Main Place) - 26 low income units
- Ellis SRO - 27 very low, 59 low income units
- Bowen Court - 20 very low income units
- Habitat Units - 4 very low income units
- Numerous smaller projects containing 3 or fewer affordable units.

Huntington Beach has complied with the requirements of the Mello Act. To ensure continued compliance, the City will continue to monitor residential development activities within its coastal zone.

² While none of the units removed were deed restricted as affordable, it is possible that some of the smaller single-family homes removed from the downtown were rented at rates affordable to moderate income households.

B. GOALS AND POLICIES

This section of the Housing Element set forth the goals and policies the City intends to implement to address Huntington Beach's housing needs.

EXISTING AFFORDABLE HOUSING

GOAL 1

Conserve and Improve Existing Affordable Housing in Huntington Beach

POLICIES

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Continue to provide rehabilitation and home improvement assistance to low and moderate income households, seniors and the disabled.

Policy 1.3: Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long-term affordable housing.

Policy 1.4: Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

Policy 1.5: Undertake comprehensive code enforcement and neighborhood preservation efforts within designated special CDBG enforcement areas to improve the quality of life and condition of housing within these neighborhoods.

Policy 1.6: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

Policy 1.7: Encourage retention of adequate numbers of mobile homes and continue to enforce the City's mobile home conversion ordinance.

Policy 1.8: Evaluate strengthening the City's condominium conversion ordinance to preserve the City's rental housing stock and provide affordable units in projects approved for conversion.

Policy 1.9: Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers, and municipal services.

ADEQUATE HOUSING SITES

GOAL 2

Provide Adequate Housing Sites to Accommodate Regional Housing Needs

POLICIES

Policy 2.1: Maintain an up-to-date inventory of potential sites available for future development, and provide to the development community. Within Redevelopment Project Areas, provide assistance in land assembly in support of affordable housing.

Policy 2.2: Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations.

Policy 2.3: Encourage and facilitate the provision of housing affordable to lower income households within the Beach/Edinger Corridor Specific Plan. Incorporate policy language and development standards within the Plan in support of affordable housing.

Policy 2.4: Utilize surplus school and park sites for residential use where appropriate and consistent with the City's General Plan.

Policy 2.5: Take advantage of existing infrastructure and public improvements to provide additional affordable housing by allowing second units in single-family zoning districts.

DEVELOPMENT OF AFFORDABLE HOUSING

GOAL 3

Assist in Development of Affordable Housing

Policy 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 3.2: Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

Policy 3.3: Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

Policy 3.4: Utilize inclusionary housing as a tool to integrate affordable units within market rate developments.

Policy 3.5: Establish a workforce homebuyer assistance program to assist persons who work in Huntington Beach to purchase homes in the community.

Policy 3.6: Encourage use of sustainable and green building design in new and existing housing.

Policy 3.7: Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.

REMOVE CONSTRAINTS

GOAL 4

Remove Governmental Constraints

Policy 4.1: Offer financial and/or regulatory incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing.

Policy 4.2: Periodically review regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction to assess their impact on housing costs, and revise as appropriate.

EQUAL HOUSING

GOAL 5

Provide Equal Housing Opportunity

Policy 5.1: Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, sales or rental of housing on the basis of race, religion, family status, national origin, physical disability or other factors.

Policy 5.2: Continue to financially support the provision of fair housing services and tenant/landlord mediation to City residents.

Policy 5.3: Support continued efforts to implement the Orange County Continuum of Care program for the homeless.

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Policy 5.4: Continue to coordinate with local social service providers and notify them of available City funding to address the needs of the homeless population.

Policy 5.5: Support low income, single-parents in attaining the life skills necessary to achieve economic independence.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Huntington Beach's identified housing needs, and are implemented through a series of housing programs offered through the Planning Department and Economic Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-4 located at the end of this section specifies the following for each program: 2008-2014 objectives; funding sources; and agency responsible for implementation.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Huntington Beach Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Multi-Family Acquisition/Rehabilitation (Program #2); Preservation of Wycliffe Gardens (Program #4a); Section 8 Rental Assistance (Program #5); Affordable Housing Development Assistance, including SROs (Program #12); Zoning Ordinance Revision, including provisions for transitional and supportive housing (Program #20); Continuum of Care - Homeless Assistance (Program #23); and Project Self-Sufficiency (Program #24).

EXISTING AFFORDABLE HOUSING

1. Single-Family Rehabilitation: The City is proposing to restructure its current rehabilitation loan programs to enhance marketability and simplify the implementation process. Given a lack of participation in the multi-family rental housing loan program (MRH), this program would be eliminated and funds reallocated for use in multi-family acquisition and rehabilitation projects. The single-family program would be expanded to include properties with up to four units, and the loan amount increased to reflect the increase in home improvement costs and to better address the full extent of housing repairs needed on many units. Loan repayment would be deferred until the home is resold or refinanced. Energy efficiency improvements would be eligible expenses.

The Single-Family Rehabilitation Program would continue to include an emergency grant component. Grant amounts would be increased to \$10,000, and paint/fix-up projects and removal of lead-based paint would be eligible under the grant.

2008-2014 Objective: Adopt new Single-Family Rehabilitation Program Guidelines, and assist fifteen lower income households on an annual basis, with a projected income mix of half very low and half low income households.

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2. Multi-Family Acquisition and Rehabilitation through Non-Profit Developers:

Huntington Beach contains numerous, older multi-family rental properties in deteriorated condition. Since 1994, the Redevelopment Agency has funded non-profit housing developers to acquire, rehabilitate and operate rental properties within the Oakview neighborhood. Properties are selectively acquired in relation to one another as part of an overall effort to upgrade living conditions and to increase the supply of affordable rental housing. In exchange for Agency and City assistance, covenants are placed on properties acquired by the non-profit to ensure long-term affordability and strong property management.

The City will continue to allow developers to fulfill their affordable housing requirements (under the inclusionary housing ordinance) through arrangements with non-profits for off-site acquisition and rehabilitation, as approved by Economic Development.

The Agency is currently undertaking one of its most ambitious acquisition/rehabilitation projects to date in the Oakview neighborhood involving a 48 unit apartment complex on Delaware Street. The property has severe and extensive code violations that have not been remedied despite citations by the City. The Redevelopment Agency has prepared a financial pro-forma to assess the economics of purchasing and rehabilitating the property, and intends to transfer ownership to the Orange Housing Development Corporation (OHDC) to undertake rehabilitation improvements and provide property management. OHDC is pursuing tax credit financing, and anticipates providing affordability to the following mix of households: 5 very low income, 15 low income, and 28 moderate income.

2008-2014 Objective: The acquisition/rehabilitation program continues to be a major focus of the Redevelopment Agency's affordable housing program. The Agency's Housing Strategy estimates an average program cost of \$300,000/unit, and allocates redevelopment housing set-aside and HOME funds to achieve 120 units between 2007/08 through 2013/14. The projected income mix of these 120 units is: 15 extremely low, 10 very low income, 45 low income, and 50 moderate income.

3. Neighborhood Preservation Program: For several years now, Huntington Beach has implemented a neighborhood preservation program, shifting the focus of code enforcement activities from being primarily reactionary and punitive to proactive and educational in nature, combined with community engagement and empowerment. The City tracks code enforcement activities through an automated software and database, generating reports on a monthly basis to evaluate the types and location of violations and the actions taken, using this information to make appropriate program adjustments.

Based on the results of the 2007 housing conditions survey, the neighborhood preservation program will focus on the following four low and moderate income

areas, identified by the survey as deteriorated, deteriorating, or on the cusp of deteriorating (refer to Figure 4):

- Bolsa Chica - Heil
- East - Central
- South – Central
- Southeast

2008-2014 Objective: Conduct neighborhood improvement activities within the four CDBG designated target areas to improve the quality of life and condition of housing within these neighborhoods. Inform violators of available rehabilitation assistance to correct code deficiencies. Through collaborations with the Oakview Task Force, the Oakview School Collaborative and various City and County departments and agencies, the code enforcement division will facilitate forums for residents of these communities to discuss specific neighborhood issues and provide information on various resources for rehabilitation assistance. In addition, the Public Nuisance Task Force, comprised of representatives from various City departments, will conduct monthly meetings, with the goal to expedite the abatement of properties that are considered public nuisances.

4. Preservation of Assisted Rental Housing: Huntington Beach contains two projects at risk of conversion to market rate during the 2008-2018 planning period - Wycliffe Gardens (185 units) and Huntington Villa Yorba (192 units). Both of these projects maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals. The City will be entering into an agreement for committed assistance for preservation of Wycliffe Gardens, described separately as Program 4a.

In November 2006, the owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State, and tenants of the project. City Economic Development staff are currently working with a non-profit housing developer to negotiate the acquisition and continued affordability of Wycliffe Gardens, or alternatively, the extension and preservation of the existing affordable terms and Section 8 housing assistance.

In 1994, the owner of Huntington Villa Yorba filed a revised Plan of Action to Extend the Low Income Affordability Use Restrictions through its application to convert the complex to all Section 8 contracts. The project's mortgage now extends through May 2013, with the Section 8 contract subject to annual renewals.

As presented in Section II: Need Assessment, preservation of Huntington Villa Yorba through transfer of ownership to a non-profit or provision of rent subsidies is more cost effective than replacing affordable units through new construction. The following are strategies the City will undertake to preserve Huntington Villa Yorba's 192 units of at-risk rental housing:

- **Monitor At-Risk Units:** Contact property owners within one year of affordability expiration dates (2012) to discuss City's desire to preserve as affordable housing.
- **Work with Potential Priority Purchasers:** Solicit participation of agencies interested in purchasing and/or managing units at-risk. Provide funding assistance, which can be leveraged with outside sources by the non-profit to either transfer ownership, or provide rent subsidies to maintain affordability.
- **Tenant Education:** Based on California law, property owners are required to give a nine month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contract with specialists like the California Housing Partnership and other non-profits, to provide education regarding tenant rights and conversion procedures.

2008-2014 Objective: Contact the owners of Huntington Villa Yorba to initiate discussions regarding the City's desire to preserve as long term affordable housing. Based on the outcome of these discussions, the City will: 1) explore outside funding and preservation options; 2) offer preservation incentives to owners; and 3) provide technical assistance and education to affected tenants.

4a. Preservation of Wycliffe Gardens – Committed Assistance: As detailed in the Resources chapter of the Element, the City/Agency has committed to providing financial assistance to a joint venture for- and non-profit housing team for acquisition and preservation of Wycliffe Gardens. City/Agency funding assistance will require affordability and occupancy restrictions on the 185 very low income units to be maintained for a minimum of 55 years. The City's committed assistance is structured to allow the City to receive RHNA credit for 25 percent of its very low income RHNA needs, or 113 units.

2008-2014 Objective: By April 2008, enter into a legally enforceable agreement with LOMCO for a \$2.16 million bridge loan for preservation of 185 very low income units in Wycliffe Gardens. Once LOMCO has secured permanent financing, enter into an Owner Participation agreement for up to \$8 million in additional gap financing. Report to HCD on the status of preservation no later than July 1, 2010, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites.

5. Section 8 Rental Assistance: The Section 8 rental assistance program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Orange County Housing Authority (OCHA) coordinates Section 8 rental assistance on behalf of the City, with 815

households receiving assistance in 2007, including 319 families, 312 seniors, and 184 disabled. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have incomes less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low income households.

2008-2014 Objective: Maintain current levels of assistance. Encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program. Continue to participate in quarterly meetings of the Cities Advisory to OCHA to maintain ongoing communication about the Section 8 program and other affordable housing activities.

6. Mobile Home Park Preservation: Huntington Beach contains 18 mobile home parks with over 3,100 mobile home units. Recognizing that mobile homes provide affordable housing for many seniors and lower-income families, in 2004 the City Council adopted a Mobile Home Park Conversion Ordinance. The Ordinance seeks to facilitate the preservation of existing mobile home parks by establishing the findings required to be made by the City Council to: remove the General Plan Mobile Home Park (MHP) overlay, rezone from Residential Mobile Home Park (RMP), or allow a change in use. Among the findings required include:

- That the mobile home park conversion does not have an adverse effect upon the goals and policies for provision of adequate housing for all economic segments, as set forth in the Housing Element
- That the property would be more appropriately developed in accordance with uses permitted by the underlying zoning, or proposed zoning
- That the proposed zoning is consistent with the General Plan, and for projects in the Coastal Zone, with the Local Coastal Program
- That a notice of intent to change the use and relocate mobile home park tenants was delivered at least 18 months prior to the park closure

The City has also established a Mobile Home Advisory Board (MHAB) to ensure the quality of life in mobile home parks. The MHAB provides a forum for communication among mobile home residents, park owners, and the City Council.

The State Department of Housing and Community Development (HCD) offers a Mobile Home Park Resident Ownership Program (MPROP) to assist resident organizations, non-profit housing providers, or local public agencies to acquire and own mobile home parks. The program offers short and long term 3 percent interest loans for the purchase or rehabilitation of a mobile home park.

2008-2014 Objective: Implement the Mobile Home Park Conversion Ordinance as a means of preserving mobile home parks as long term housing in the community. Should tenants of a park indicate interest in purchasing the park as a means of maintaining control over space rent increases, provide information on State MPROP funding. Assist in resolving issues between

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mobile home park tenants and park owners through monthly meetings of the Mobile Home Park Advisory Board.

7. Condominium Conversion Ordinance: Apartment projects proposed for conversion to condominium ownership are subject to the City's Residential Condominium Conversion regulations. These regulations require a permit for conversion, and compliance with current zoning requirements for newly developed condominiums, including parking requirements. The Ordinance further requires a finding that the proposed conversion will not displace a significant percentage of low or moderate income, disabled, or senior citizen tenants, or eliminate a significant number of low and moderate income rental units from the City's housing stock at a time when no equivalent housing is readily available in the Huntington Beach area.

With growing interest among the local development community in condominium conversions spurred by favorable market conditions, it may be appropriate to strengthen the City's current Ordinance to preserve the existing rental housing stock and require affordable units in projects approved for conversion. The City may want to consider establishing a minimum rental vacancy threshold on which to base the finding that "equivalent housing is readily available in the Huntington Beach area;" a previous City ordinance required a minimum three percent rental vacancy prior to allowing conversions. In addition, similar to many jurisdictions with inclusionary housing ordinances, Huntington Beach may want to extend its inclusionary housing requirements to condominium conversions to provide affordable homeownership opportunities.

2008-2014 Objective: Implement the City's Condominium Conversion Ordinance. Evaluate strengthening the current Ordinance to establish minimum rental vacancy thresholds and/or extending the City's inclusionary housing requirements to encompass condominium conversions.

PROVISION OF ADEQUATE SITES

8. Residential and Mixed-Use Sites Inventory: As part of this Housing Element update, the City performed a parcel-specific vacant sites analysis using its Geographic Information System (GIS). Only limited vacant residential sites remain in Huntington Beach, with most of the City's remaining vacant sites consisting of small, scattered parcels.

Far more significant development opportunities exist for mixed-use along transportation corridors within the City. The City has experienced increasing development interest in conversion of non-residential land to mixed use. The City's economic consultant indicates that given current residential values, little or no Agency assistance is necessary to achieve financial feasibility for market rate development.

As a means of facilitating the development of affordable housing on identified residential and mixed use sites, the City offers a variety of financial and regulatory incentives, described in Program 12 (Affordable Housing Development Assistance), Program 14 (Affordable Housing Density Bonus), and Program 18 (Development Fee Assistance). In addition, the City's inclusionary ordinance requires the provision of 10 percent affordable units, and 15 percent for sites within a Redevelopment Project Area. Many of the sites within the residential sites inventory fall within the Huntington Beach Redevelopment Project where the Redevelopment Agency will continue to serve as a catalyst for change through assembly of sites for development.

2008-2014 Objective: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives. Adopt a Citywide mixed use ordinance to expand the potential for mixed use developments in the City. Conduct annual monitoring of residential sites capacity to ensure the continued provision of adequate sites to address the City's regional housing needs by income category throughout the planning period. Should a shortfall be identified, redesignate additional sites as necessary.

9. Beach/Edinger Corridor Specific Plan: Beach Boulevard and Edinger Avenue are two primary economic engines for Huntington Beach, including auto sales and various large and small commercial developments, as well as residential and institutional uses. It is the City's desire to enhance and maximize the potential of these major thoroughfares, and to this end, in the fall of 2006, the City hired a consultant team to perform a revitalization study for the corridors. The project is intended to determine and implement a clear vision for growth and change to be defined by a planning process involving city officials, citizens, stakeholders and city staff. A specific plan is in the process of being drafted to implement this vision, defining land use and form-based development standards to replace pre-existing zoning regulations, as well as set forth a series of new public improvements to enhance the corridors' physical image.

The market demand analysis documents a strong demand for new investment in residential development along the corridor. A key component of the Plan is the integration of higher density housing, including introduction of up to 3,000 new units on Edinger Avenue and 2,000 units on Beach Boulevard. The Plan is being developed to permit residential use by right on every parcel in the Edinger Corridor area, with additional capacity on Beach Boulevard, including designation of several parcels for exclusively residential use. Certain locations within the Specific Plan will require residential development to include ground floor commercial use, while other areas will permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning will not include prescriptive density or Floor Area Ratio limitations, but will instead regulate development based on building

form and scale. A building height of up to six stories will generally be permitted, with reduced parking standards being evaluated as part of the Plan's development.

The City will specifically encourage and facilitate the provision of housing affordable to lower income households within the Specific Plan through several tools. The Economic Development Department will maintain a current list of potential development sites suitable for affordable housing - including both private and Agency-owned land - and can assist in land assembly for sites within the Huntington Beach Redevelopment Project Area. Land use regulations in the Specific Plan facilitate provision of lower cost development options, including no limitations on density, 6-story height limits, and reduced parking standards. Projects within the Specific Plan will be required to fulfill inclusionary housing requirements either on-site or within the Specific Plan, with projects exceeding inclusionary thresholds on-site eligible for reduced development fees (refer to Program #18). Other financial and regulatory incentives to facilitate affordable housing are described in Program 12 (Affordable Housing Development Assistance) and Program 14 (Affordable Housing Density Bonus).

2008-2014 Objective: Adopt the Beach/Edinger Corridor Specific Plan in 2008, providing expanded capacity for high density residential and mixed use development by right. Establish form-based standards which facilitate development. Encourage the provision of housing affordable to lower income households by requiring inclusionary units to be provided on-site or within the boundaries of the Specific Plan, and providing additional incentives for increased percentages of affordable units. The City will monitor development in the Specific Plan to ensure that affordable housing opportunities are being provided within the Specific Plan area. To ensure the effectiveness of the Specific Plan strategy to accommodate the regional housing need for lower income households, an effective public engagement process will be established.

9a. Residential Rezoning Program: As a means of providing adequate sites to address the City's shortfall of sites for 311 moderate income and 352 lower income units permitted to be part of a mixed use development, Huntington Beach will adopt the Beach/Edinger Corridor Specific Plan, providing opportunities for approximately 5,000 new high density residential and mixed use units. By way of example, eight example opportunity sites and mixed-use project proposals have been identified within the Specific Plan (refer to Table IV-6), providing residential densities at a minimum of 30 units/acre. To address the shortfall of sites for 352 lower income units on sites designated for exclusive residential use, the City will select from the sites identified in Table IV-7, providing for densities of 30+ units/acre. Rezoned sites will allow for residential uses "by right", have the capacity for at least 16 units, and will be available for development within 2008-2014 where water and sewer can be provided. If, through the public review process, certain sites are removed from the sites inventory for rezoning, the City will replace these with alternate sites to ensure adequate sites are provided to address regional housing needs by income category.

2008-2014 Objective: Redesignate sites to accommodate at least 704 units at 30+ units/acre, and 311 units at 12+ units/acre. Complete rezoning by June 2009.

10. Residential Development Opportunities on School Sites: The City works with the school districts to provide residential opportunities on appropriate surplus school sites. Residential entitlements are being processed on two Fountain Valley School District sites, and the Huntington Beach City School District issued a Request for Proposal for residential development on four closed school sites.

2008-2014 Objective: Continue to attend quarterly meetings with the school districts in Huntington Beach to coordinate activities and provide additional sites for residential development. Complete entitlements on the two Fountain Valley School sites by 2009.

11. Second Units: A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, the City has amended its second unit provisions to utilize a ministerial process for second unit applications. Section 230.10 of the Zoning Code now permits attached second units as an accessory use in all residential zone districts on minimum 6,000 square foot lots. The maximum size of the second unit is 650 square feet and cannot exceed one bedroom. One additional off-street parking space is required for the second unit, except in the Coastal Zone where a minimum of two parking spaces are required to be provided on the project site for the second unit.

The Planning Director approves second units based upon the following conditions:

- The dwelling conforms to the design and development standards set forth by the ordinance
- The unit maintains the scale of adjoining residences and is compatible with the design of existing dwellings in the vicinity in terms of building materials, colors, and exterior finishes
- The main dwelling or second unit will be owner occupied
- Public and utility services including emergency access are adequate to serve both dwellings

2008-2014 Objective: Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public Planning Department counter, and through advertisement on the City's website.

ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING

12. Affordable Housing Development Assistance: The City and its Redevelopment Agency play an active role in the provision of quality, affordable housing through land assembly and write-downs; direct financial assistance using HOME, redevelopment set-aside and Housing Trust Fund resources; and regulatory incentives (density bonus and other development incentives). The City also provides technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process.

The Redevelopment Agency owns a 2.7-acre vacant parcel on McFadden Avenue near Golden West College for which it plans to partner with a non-profit for development with a minimum of 175 units of affordable housing. The Agency intends to issue a Request for Qualifications in mid-2008 to non-profit housing developers for development of the site, and complete negotiations with the selected developer by year end; environmental review on the site will be conducted as part of the EIR on the Beach/Edinger Specific Plan. The Agency's contribution to the project will include a land write-down, as well as gap financing using set-aside funds.

The Redevelopment Agency is also considering issuance of a +/- \$10 million taxable bond secured by set-aside funds that would be used in combination with current housing funds to obtain outside leverage, such as Low Income Housing Tax Credits and Multi-Family Housing Program (MHP) funds. The Agency anticipates utilizing revenues for the assemblage of contiguous parcels in the Oakview neighborhood, combined with initial rehabilitation to bring properties into decent, safe and sanitary condition. The ultimate plan would be to replace the existing projects with mixed-income, new construction projects with the following parameters:

- Development would include approximately 40 affordable rental units
- Units would be designed to accommodate families

Development would integrate open space and support services available to community residents

Single Room Occupancy (SRO) residences are small, single room units often with common kitchen facilities that can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. Huntington Beach has adopted an SRO ordinance to facilitate the provision of

SROs, and provides over 100 affordable SRO units within Beachview Villas. As a means of helping to address the community's needs for additional extremely low income housing, the City will offer regulatory and financial incentives to encourage the creation of additional SRO housing.

2008-2014 Objective: Continue to provide regulatory and financial assistance for the development of affordable housing, with a goal to provide 175 units on Agency-owned parcel, and 40 additional affordable rental units and SRO housing. Pursue issuance of a local housing bond.

13. Workforce Housing Program: Huntington Beach has faced significant increases in housing prices, with the median single-family home selling for \$770,000, and the median condominium selling for \$460,000. As presented in the Housing Needs Assessment, the affordability gap for a three person household earning moderate income (\$77,880 @ 110% AMI) ranges from \$200,000 for a condominium unit to \$300,000 for a single-family home. Such high housing costs place homeownership out of reach for a large segment of the community's workforce.

The City has established an objective to extend homeownership opportunities to its workforce unable to afford market rate housing. Because the level of subsidy to assist moderate income households is cost prohibitive, the City proposes establishing a homeownership assistance program targeting its workforce earning up to 140% AMI. The program would be funded using Housing Development Fund and Inclusionary Housing in-lieu fee revenues, subject to approval by the City Council, with the assistance cap proposed to be set at \$100,000 per unit.

2008-2014 Objective: Adopt Workforce Housing Program Guidelines in 2008, and assist five households on an annual basis.

14. Inclusionary Housing Ordinance: Zoning Ordinance Section 230.26 requires new residential projects with three or more units to provide at least 10 percent of the total units for low and median income households at an affordable housing cost for a 60 year period. Rental units are required to be made available to very low to low income households, while owner units are to be available to low to median income households. Affordable units are permitted to be provided at an off-site location, and may be new construction, substantial rehabilitation, preservation of assisted rental housing at-risk of conversion or mobile homes. The City allows payment of an in-lieu housing fee by right for projects with 3-9 units. In October 2007, the City Council adopted an affordable housing in-lieu fee ranging from \$9,430 - \$16,500 per unit, depending on project size. Fees are updated annually, beginning in January 2008, and are placed into a City Housing Trust Fund. The City has formed an Ad Hoc Housing Committee comprised of three Councilmembers and other stakeholders to evaluate the option of extending payment of the in-lieu housing fee to all projects.

As a means of fulfilling the inclusionary housing requirements under Redevelopment Law, residential and mixed use developments within Redevelopment Projects Areas are subject to a 15 percent inclusionary requirement.

The City's inclusionary ordinance provides incentives for compliance by offering density bonuses and additional regulatory incentives for provision of 10 percent low or median income units, or 15 percent within Redevelopment Project Areas. To provide flexibility, the ordinance now provides the option for payment of an in-lieu fee for projects with fewer than 10 units, as well as providing options for provision of off-site units through new construction or substantial rehabilitation, or preservation of at-risk units or mobile homes.

2008-2014 Objective: Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Implement the Affordable Housing Ad Hoc Committee's recommendation regarding use of in-lieu fees.

15. Green Building: "Green buildings" are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building's overall environmental impact. The City's Planning Department offers a Green Building Tips handout for both homeowners and builders, and the City is initiating a fee reduction program for remodels that include solar panels. Both the Planning Commission and City Council have formed subcommittees to evaluate establishing a Green Building Program, and the City has budgeted for a new Green Building/Energy Coordinator staff position within the Planning Department.

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance will be required to include sustainable design features to the extent financially feasible, such as:

- Energy and water reduction strategies
- Building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling
- Solid waste reduction technologies
- Storm water mitigation
- Gray water recycling

2008-2014 Objective: Based on the direction of the Planning Commission and City Council subcommittees, establish a comprehensive green building program, and provide dedicated staff for implementation. Implement requirements for green building design in Agency-assisted new construction.

16. Child Care Facilities: The City of Huntington Beach recognizes that finding adequate and convenient child care is critical to maintaining quality of life for many households in the City. In early 2007, the City Council adopted an ordinance to allow large family day care uses administratively in residential zoning districts. The City's Zoning Code (Section 230.14.G) provides additional density bonuses and incentives for the inclusion of childcare facilities in affordable housing projects. Additionally, other General Plan elements incorporate policies to facilitate the provision of child care facilities in the City.

To further the commitment to providing adequate child care opportunities, the City will work with project applicants to evaluate the demand for child care in new housing developments and establish incentives for the inclusion of child care in housing developments.

2008-2014 Objective: Continue to implement the large family day care ordinance and evaluate other areas of the Zoning code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

17. Affordable Housing Density Bonus: Zoning Code Section 230.14 sets forth the City's new density bonus incentives consistent with the most recent changes to State law. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The City offers the following development incentives in conjunction with the density bonus:

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- A reduction in site development standards or architectural design requirements.

- At the request of the developer, the City will permit a reduced parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.
- Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses would reduce the cost of individual units in the housing project, and the nonresidential land uses would be compatible with the project and adjoining development.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

2008-2014 Objective: Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development.

18. Development Fee Assistance: The City collects various fees from development to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rate share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction of City fees can lower residential construction costs, and, ultimately, sales and rental prices.

The Huntington Beach Redevelopment Agency currently offers fee reimbursements as part of its overall package of development assistance for affordable housing developments. As a means of clarifying this program and providing greater certainty to developers on the level of financial incentive, the City will adopt an Affordable Housing Fee Reduction Ordinance which delineates a reduced fee schedule for affordable projects. Residential projects providing a greater percentage of affordable units than required under the City's inclusionary ordinance (15% within Redevelopment Project Areas, 10% outside Project Areas) will be eligible for reduced City fees. In support of the ordinance, the City will conduct a fee study to determine which fees will be reduced and by how much; at a minimum, the following fees will be evaluated for reduction: Building Permit fee, Plan Review fee, Traffic Impact fee, and Parks/Recreation fee. The fee study will also evaluate providing discounted fees on market rate units within projects providing greater than 50 percent affordable units.

AB 641 now allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy. As part of the Affordable Housing Fee Reduction Ordinance, the City will incorporate in fee deferrals consistent with AB 641.

2008-2014 Objective: Conduct a fee study and adopt an Affordable Housing Fee Reduction Ordinance by the end of 2009 as an incentive for projects to

provide increased percentages of affordable units. Incorporate provisions for development fee deferrals consistent with AB 641.

19. Residential Processing Procedures: The evaluation and review process required by City procedures contributes to the cost of housing. One way to reduce housing costs is to reduce the time for processing permits. While administrative approvals in Huntington Beach compare favorably with other Orange County jurisdictions, processing times for discretionary approvals fall in the upper end of the range of the cities surveyed.

Recognizing that the City's requirement for Conditional Use Permit (CUP) approval before the Planning Commission for multi-family projects with 10 or more units may serve as a constraint to the provision of housing, the City is committed to increasing the unit threshold for a CUP in multi-family zoning districts. As Huntington Beach is a mostly built out city with little vacant residential land available, typical multi-family projects are smaller infill developments. By raising the unit number threshold, the CUP requirement for most multi-family projects would be eliminated.

2008-2014 Objective: Review the typical project size of multi-family development projects already zoned for residential use to determine an appropriate size threshold to permit multi-family uses by right, and undertake amendments to the Zoning Code to eliminate the CUP requirement for projects below this threshold.

20. Zoning Ordinance Revision: As part of the Governmental Constraints analysis for the Housing Element update, the following revision to the Huntington Beach Zoning Code was identified as appropriate to better facilitate the provision of a variety of housing types and housing to address the needs of extremely low income households:

- Add transitional housing and supportive housing within the code's definition section, and list as permitted uses within residential zone districts.
- Identification of emergency shelters as a permitted use in the Industrial General (IG) and Industrial Limited (IL) Zone.

Emergency shelters will be subject to the same development and management standards as other permitted uses in Industrial zones, as summarized in the Constraints chapter of the Housing Element. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;

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- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

2008-2014 Objective: Amend the zoning ordinance by December 2009 to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.

EQUAL HOUSING OPPORTUNITY

21. Fair Housing: The City uses the services of the Fair Housing Council of Orange County (FHCOC) to implement the regional Fair Housing Plan (AI), and to offer the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

FHCOC assists up to 900 Huntington Beach households annually with tenant/landlord issues, and handles up to 14 fair housing cases each year on behalf of residents. FHCOC provides fair housing education and outreach within Huntington Beach, including approximately a dozen presentations annually to groups such as the Oakview neighborhood, realtor groups, apartment managers, City staff, and others on request. Specifically, in the Oakview neighborhood which contains a high recent immigrant population, FHCOC provides bi-lingual outreach once or twice a year at scheduled events, and distributes fair housing information to owners of rental property in the area.

2008-2014 Objective: Contract with the FHCOC to provide a high level of fair housing services to residents, encompassing education, mediation, discrimination investigation and resolution. Continue to promote fair housing practices through invitation of FHCOC participation at community events, inclusion of fair housing criteria in City housing agreements, and assistance in dissemination of fair housing educational information to the public through distribution of brochures at City community centers and libraries.

22. Reasonable Accommodation

The City will adopt a reasonable accommodation procedure to encourage and facilitate the provision of housing for persons with disabilities including, but not limited to, procedures for the approval of group homes, accessibility improvements and ADA retrofit projects. The process for adopting a reasonable accommodation procedure will involve an evaluation of the zoning code and other applicable codes

for compliance with fair housing laws. The adopted reasonable accommodation procedure may include measures that provide flexibility in development standards and land use controls, reduced processing times, expedited plan checks and public education/outreach efforts.

2008-2014 Objective: Adopt and implement a reasonable accommodation procedure; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Planning and Building and Safety Departments' public counter.

23. Continuum of Care - Homeless Assistance: The City's Economic Development and Community Services staff are active participants in the County's Continuum of Care to assist homeless persons transition towards self-sufficiency. The City's strategy is to continue to support a continuum of programs, including homeless support services, emergency shelter, transitional housing, permanent affordable housing, and homeless prevention services. Specific City support into the County's annual Continuum of Care funding application to HUD includes: 1) data compilation on homeless services and facilities; 2) providing official letters of support for the funding application; and 3) participation in meetings of the Orange County Cities Advisory Committee, responsible for the regional Continuum of Care Homeless Strategy.

The City provides funds to local non-profit groups that provide housing and services to the area's homeless and at-risk population, both for services and capital improvements to facilities; public notification of funding availability is provided through newspaper advertisements and direct notification to local service providers. To better facilitate the provision of housing for these populations, the City will modify its Zoning Code to specifically identify transitional and supportive housing as permitted uses within residential zone districts, and emergency shelters as a permitted use in the Industrial General (IG) and Industrial Limited (IL) Zone.

2008-2014 Objective: Continue participation in the County's Regional Committee for the Continuum of Care and annually allocate CDBG monies to fund agencies serving the homeless and at-risk population. In support of the County's efforts to implement the Client Management Information System "CMIS" online database to provide unduplicated tracking of homeless programs, the City will encourage its service providers to become integrated within the CMIS system.

24. Project Self-Sufficiency: The Huntington Beach Community Services Department initiated Project Self-Sufficiency (PS-S) over 20 years ago, with the City's program growing to receive national attention as one of the best in the country. PS-S assists extremely low to low income single-parents to achieve economic independence from governmental assistance through a vast network of

human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program is a public/private partnership between the Project Self-Sufficiency Task force/Single Parent Network of Orange County, and the Project Self-Sufficiency Foundation.

PS-S parents are required to attend school or occupational skills training, maintain employment, and work towards achieving a career to support their family. Participants work with PS-S staff to define their goals and develop strategies through education and skills training to achieve these goals. Parents are encouraged to become involved in the Huntington Beach community and various PS-S committees, and support each other by attending monthly meetings.

2008-2014 Objective: Continue to provide General Fund and CDBG support to PS-S to support extremely low to low income, single-parents in their transition to self-sufficiency. Seek to assist a minimum of 90 households annually, with Huntington Beach residents comprising a minimum of 70% of those assisted.

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**Table V-4
Housing Program Summary**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
1. Single-Family Rehabilitation	Provide financial assistance for home repairs.	Adopt new guidelines. Assist 15 households annually, or 105 over the 2008-2014 period.	CDBG; RDA Set-Aside	Economic Development Department	2008-2014 Adopt guidelines by 2008.
2. Multi-Family Acquisition/Rehab through Non-Profit Developers	Improve dilapidated housing; improve neighborhoods, preserve affordability.	Acquire, rehabilitate, and establish affordability covenants on 120 rental units.	HOME; RDA Set-Aside	Economic Development Department	2008-2014 Complete the 48 unit Delaware project in 2009/10.
3. Neighborhood Preservation	Administer comprehensive improvement program in deteriorating neighborhoods.	Conduct improvement activities in CDBG target areas. <u>Conduct public forums for residents to discuss specific neighborhood issues and provide information on resources, including rehabilitation assistance.</u>	CDBG	Planning Department; <u>Oakview Task Force</u>	<u>Conduct neighborhood forums on a monthly basis. Analyze code enforcement complaint data on a monthly basis.</u>
4. Preservation of Assisted Housing	Preserve the existing affordable housing stock at-risk of conversion to market rents.	Initiate discussions with Huntington Villa Yorba; <u>explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.</u>	HOME; RDA Set-Aside; Section 8	Economic Development Department	<u>Contact property owners by 2012. Complete other steps as necessary prior to expiration of affordability in 2013.</u>
4a. Preservation of Wycliffe Gardens – Committed Assistance	Preserve 185 very low income units in <u>Wycliffe Gardens</u> at-risk of <u>conversion to market rents</u>	Provide a \$2.16 million bridge loan to LOMCO and provide up to \$8 million in <u>additional gap financing for preservation.</u>	HOME; RDA Set-Aside; Section 8	Economic Development Department	<u>Enter into agreement for bridge loan by April 2008, and permanent gap financing by year end 2008. Report status by July 2010 to HCD.</u>
5. Section 8 Rental Assistance	Provide rental assistance to <u>extremely low and</u> very low income households.	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units.	HUD Section 8	OCHA	2008-2014

**Table V-4
Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
6. Mobile Home Park Preservation	Preserve mobile home parks and facilitate communication between park owners and tenants.	Implement MHP Conversion Ordinance. Utilize Mobile Home Park Advisory Board to assist in resolving issues. <u>Provide tenants information on MPROF funding as appropriate.</u>	RDA Set-Aside; Department Budget; State <u>MPROP funding.</u>	Economic Development Department; Mobile Home Park Advisory Board	2008-2014
7. Condominium Conversion Ordinance	Protect the existing rental stock from conversion to condominium ownership.	Evaluate strengthening current Ordinance to est. minimum rental vacancy thresholds and/or require inclusionary units in projects approved for conversion.	Department Budget	Planning Department	Complete review/revision of Ordinance by 2009.
8. Residential and Mixed-Use Sites	Identify sufficient sites for housing to meet RHNA.	Maintain current inventory of sites, and provide to developers along with information on incentives. Adopt mixed use zoning. <u>Monitor to ensure adequate sites to address RHNA.</u>	Department Budget	Planning Department	2008-2014 Adopt Mixed Use Zoning by 2008/09. <u>Annual monitoring of sites adequacy.</u>
9. Beach/Edinger Corridor Specific Plan	Provide expanded sites for multi-family and mixed-use housing development.	Adopt Specific Plan. <u>Encourage provision of affordable housing by requiring inclusionary units to be provided on-site, or within the Specific Plan, and providing additional incentives for increased percentages of affordable units.</u> Establish form-based standards to facilitate development.	Department Budget; RDA Set-Aside	Planning Department; Economic Development Department	<u>Adopt Specific Plan by 2008 which incorporates provisions to encourage and facilitate development of affordable housing.</u>
9a. Residential Rezoning Program	<u>Rezone sites to address the City's RHNA shortfall in lower and moderate income units</u>	<u>Redesignate sites to accommodate at least 704 units at 30+ units/acre and 311 units at 12+ units/acre.</u>	<u>Department Budget</u>	<u>Planning Department</u>	<u>Adopt rezoning by June 2009.</u>
10. Development on School Sites	Utilize appropriate surplus school sites for residential development.	Coordinate with School Districts to provide additional residential sites.	Department Budget	Planning Department; Community Services Department	<u>Attend quarterly meetings with Districts. Complete entitlements on Fntn Valley School sites by 2009.</u>

**Table V-4
Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
11. Second Units	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units, and <u>educate public on availability.</u>	Department Budget	Planning Department	<u>Prepare educational materials on second unit provisions and advertise on website by 2009.</u>
12. Affordable Housing Development Assistance	Provide financial and regulatory assistance in support of affordable housing <u>including SROs.</u>	Assist in development of 215 new affordable units. Pursue issuance of affordable housing bond.	RDA Set-Aside; HOME	Economic Development Department; Planning Department	<u>Issue RFQ for Agency site 2008; select developer and complete negotiations late 2008. Issue bond in 2008/09.</u>
13. Workforce Housing Program	Extend homeownership opportunities to workforce priced out of market.	Adopt Guidelines. Assist 5 households annually.	Housing Development Fund; Hsng Trust Fund (requires change in guidelines for >120% AMI)	Economic Development Department	2008-2014 Adopt guidelines by 2008.
14. Inclusionary Housing Ordinance	Provide affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Implement Affordable Housing Ad Hoc Committee's recommendations for in-lieu fees. <u>Provide incentives for provision of affordable units on-site.</u>	Department Budget; Housing Trust Fund	Planning Department; Economic Development Department	2008-2014
15. Green Building	Promote energy conservation and sustainable design in new and existing development	Adopt Citywide Green Building program. Require in Agency-assisted projects.	Department Budgets	Planning Department; Economic Development Department	2008-2014 Adopt Green Building Program in 2008/09.
16. Child Care Facilities	Increase the number of childcare facilities to address the community's needs.	Continue to implement large family day care and density bonus provisions, and evaluate other potential childcare incentives.	Department Budgets	Planning Department	2008-2014 Evaluate Zoning Incentives in 2008/09.
17. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Continue to offer density bonus incentives consistent with State law.	Department Budgets	Planning Department	2008-2014

**Table V-4
Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
18. Development Fee Assistance	Provide fee reductions to reduce the cost of providing affordable housing. Structure fee reductions to provide an incentive to provide increased affordable units within projects.	Conduct a Fee Study in support of a reduced fee schedule for projects which exceed inclusionary housing thresholds. Allow for deferral of development fees until C of O on affordable housing projects.	RDA Set-Aside; Department Budgets	Planning Department; Economic Development Department	Conduct Fee Study and Adopt Affordable Housing Fee Reduction Ordinance by the end of 2009.
19. Residential Processing Procedures	Provide efficient development processing procedures to reduce the cost of development.	Undertake amendments to the Zoning Code to eliminate the CUP requirement for multi-family projects below an established threshold.	Department Budgets	Planning Department	Conduct analysis to determine appropriate size threshold in 2008. Undertake Zoning Code amendment in 2009.
20 Zoning Ordinance Revision	Provide appropriate zoning to facilitate the provision of emergency shelters for the homeless.	Amend the Zoning Code to allow emergency shelters as a permitted use in the IG and IL zones subject to reasonable development standards.	Department Budget	Planning Department	December 2009
21. Fair Housing	Promote fair housing practices through education, mediation, discrimination investigation and resolution.	Contract with the Fair Housing Council of Orange County; invite to speak at public events; assist in distributing brochures in community locations.	CDBG	Economic Development Department	Annually invite FHCO to City events. Quarterly distribute brochures to community centers and libraries.
22. Reasonable Accommodation	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the Planning and Building Department public counter.	Department Budgets	Planning and Building & Safety Departments	Adopt procedures by December 2009.

**Table V-4
Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame
23-. Continuum of Care Homeless Assistance	Participate in Regional Strategy to assist the homeless	Continue participation in Regional Committee; annually allocate fund to homeless service providers; support transition of providers to CMIS online database.	CDBG	Economic Development Department	<u>Attend periodic meetings of County Regional Committee; Annually allocate CDBG funds; Support CMIS transition in 2008/09.</u>
24. Project Self-Sufficiency	Provide assistance to low income, single-parents to support transition to self-sufficiency.	Assist 90 households annually.	CDBG; General Fund; private donations; competitive HUD grants.	Community Services Department	2008-2014
QUANTIFIED OBJECTIVES TOTAL NEW UNITS TO BE CONSTRUCTED: <u>227 Extremely Low, 227 Very Low</u> , 369 Low, 414 Moderate, 855 Above Moderate TOTAL NEW UNITS TO BE REHABILITATED: <u>15 Extremely Low, 63 Very Low</u> , 97 Low and 50 Moderate TOTAL NEW UNITS TO BE CONSERVED: 1,000 <u>Extremely Low and Very Low</u> (Wycliffe Gardens and Section 8)					

D1 . 165



APPENDIX A

RESIDENTIAL SITES INVENTORY

Vacant Residential Sites - Table and Maps

Potential Residential Projects in Edinger Corridor

Sites for Potential Rezoning to Exclusively Residential Use - Table and Maps

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**Developable Vacant Residential Sites Inventory
City of Huntington Beach**

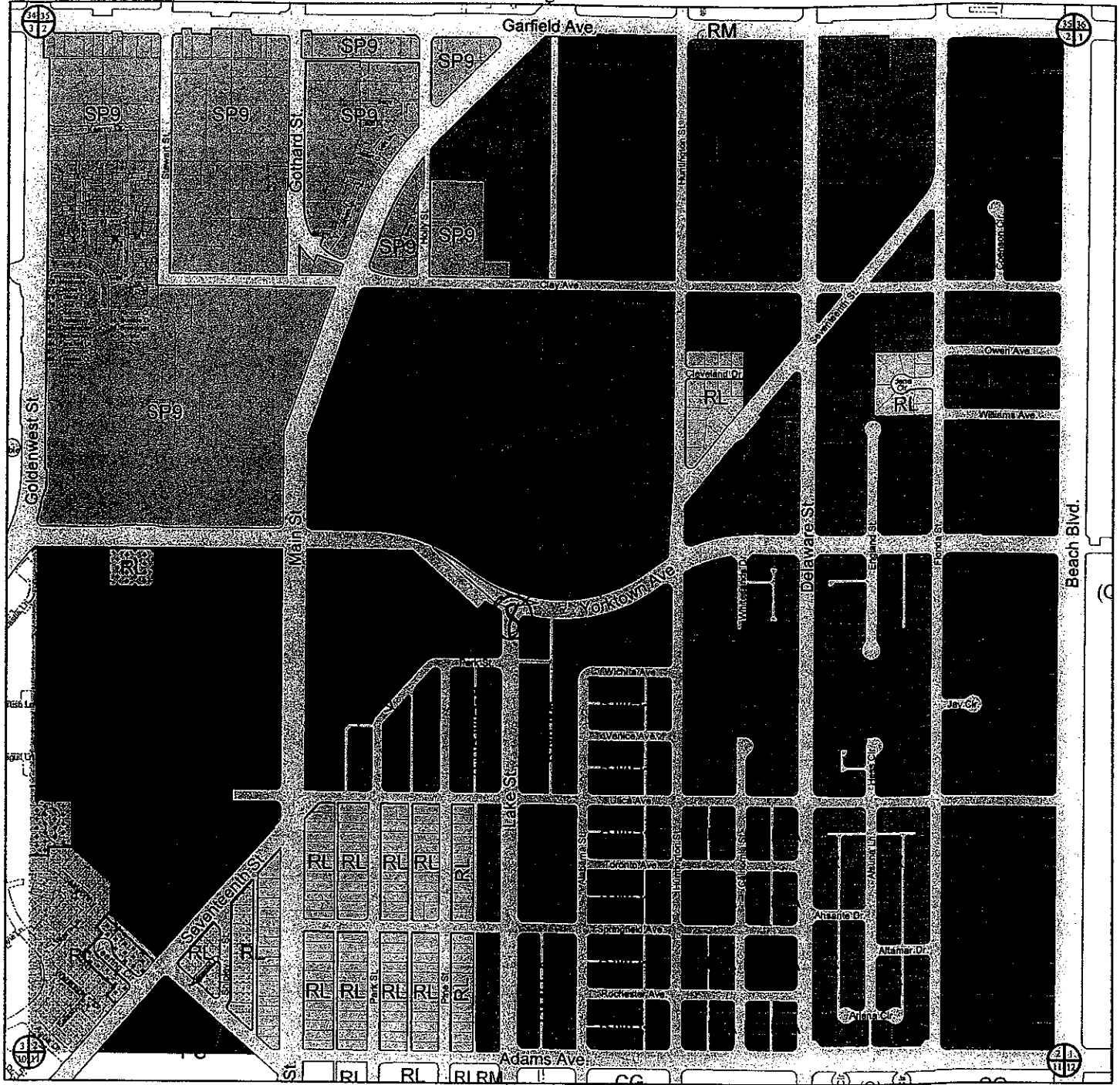
Vacant Sites Map #	APN #	General Plan	Zoning	Lot size	Realistic Unit Potential	Density Unit per Acre	Constraints/ Considerations
Sites with General Plan and Zoning in Place							
1	178-411-17	RL	RL	0.22 acres	1 unit	4.5 units per acre	Coastal Zone; Flood Zone
2	178-411-19	RL	RL	0.18 acres	1 unit	5.5 units per acre	Coastal Zone; Flood Zone
3	178-432-03	RL	RL	0.16 acres	1 unit	6.5 units per acre	Coastal Zone; Flood Zone
4	163-311-18	RL	RL	0.24	1 unit	4 units per acre	Coastal Zone
5	163-311-17	RL	RL	0.39	4 units	10 units per acre	Coastal Zone; Add'l acreage being annexed
6	110-221-(2-26); 110-222-(1-11,13-24,26-28,29-30)	RL	SP7	4.75 acres (18.8 acres total including 110-220-02-05)	56 units	3 units per acre	Min. 10 acres to develop; contingent on reuse of site occupied by landscape business
7	111-120-01,31	RL	SP9	1.76 acres	8 units	4.5 units per acre	
Subtotal - RL				7.7 acres	72 units		
8	023-010-18 ¹	RM	RM	1.15 acres	3 units	2 units per acre	Earthquake fault zone
9	023-127-27	RM	RMH-A	0.07 acres	1 unit	14 units per acre	
10	023-124-02	RM	RMH-A	0.21 acres	3 units	14 units per acre	
11	023-142-16	RM	RMH-A	0.14 acres	2 units	14 units per acre	
12	023-141-17	RM	RMH-A	0.07 acres	1 unit	14 units per acre	
13	024-107-09	RM	RMH-A	0.14 acres	2 units	14 units per acre	
14	178-201-(28-33)	RM	RM	0.22 acres (1.13 acres including add'l parcels)	14 units	12 units per acre	Property part of project to construct 14 multi-family units (would demo. 4 units)
15	178-161-35	RM	RM	0.36 acres	5 units	13 units per acre	
16	111-074-02 & 159-541-51	RM	SP9	9.91 acres	100 units	10 units per acre	Contamination issues - entire site not developable
17	159-121-22	RM	RM	1.03	15 units	15 units per acre	
Subtotal - RM				14.21 acres	146 units		






Developable Vacant Residential Sites Inventory (cont'd)
City of Huntington Beach

Vacant Sites Map #	APN #	General Plan	Zoning	Lot size	Realistic Unit Potential	Average Density per Acre	Constraints/ Considerations
18	023-114-14	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
19	023-124-04	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
20	023-122-32	RMH	RMH-A	0.07 acres	1 unit	14 units per acre	
21	023-147-24	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
22	023-147-25	RMH	RMH-A	0.07 acres	1 unit	14 units per acre	
23	024-012-02	RMH	RMH-A	0.14 acres	2 units	14 units per acre	
Subtotal	RMH			0.7 acres	10 units		
24	023-137-02	RH	SP5	0.1 acres	1 unit	11 units per acre	Coastal Zone
25	023-167-16	RH	SP5	0.09 acres	1 unit	11 units per acre	Coastal Zone
26	023-134-12	RH	RMH-A	0.07 acres	1 unit	14 units per acre	
27	024-123-07	RH	SP5	0.12 acres	2 units	16 units per acre	Coastal Zone
28	110-021-23	RH	RMH	0.12 acres	2 units	16 units per acre	
Subtotal	RH			50 acres	7 units		
29	024-151-(28,29)	MV	SP5	0.31 acres	6 units	19 units per acre	Coastal Zone
30	024-165-12	MV	SP5	0.14 acres	2 units	14 units per acre	Coastal Zone
31	024-164-(13,15,16)	MV	SP5	0.22 acres	3 units	13 units per acre	Coastal Zone
32	024-163-01	MV	SP5	0.19 acres	2 units	10 units per acre	Coastal Zone
Subtotal	MV			86 acres	13 units		
33	024-162-13	MH	SP5	0.07 acres	1 unit	14 units per acre	Coastal Zone
Subtotal	MH			0.7 acres	1 unit		
Sites Requiring General Plan or Zone Change							
34	110-016-20	OS-P/RL	RA/RL	44.61 acres	120 units	3.5 units per acre	Coastal Zone; Flood zone; Wetlands. LCP Amendment required.
35	178-301-01	OS-P/OS-W	RL-CZ/OS-WR	1.05 acres	15 units	14 units per acre	Coastal Zone; LCP Amendment Required

Source: City of Huntington Beach Vacant Land Survey, July 2007.

¹Property was previously entitled and parcel map processed for 4 units/lots. Due to earthquake fault zone, applicant must amend entitlements and file new map for 3 units/lots.



 Zoning Designations  Public Right of Ways
 Parcels  Private Right of Ways
 City Boundary

SECTIONAL DISTRICT MAP

2-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754



A horizontal scale bar with markings at 0, 500, and 1000 feet. The bar is divided into segments, with the first segment from 0 to 500 feet shaded in black.

CAUTION WHEN USING THIS MAP

Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

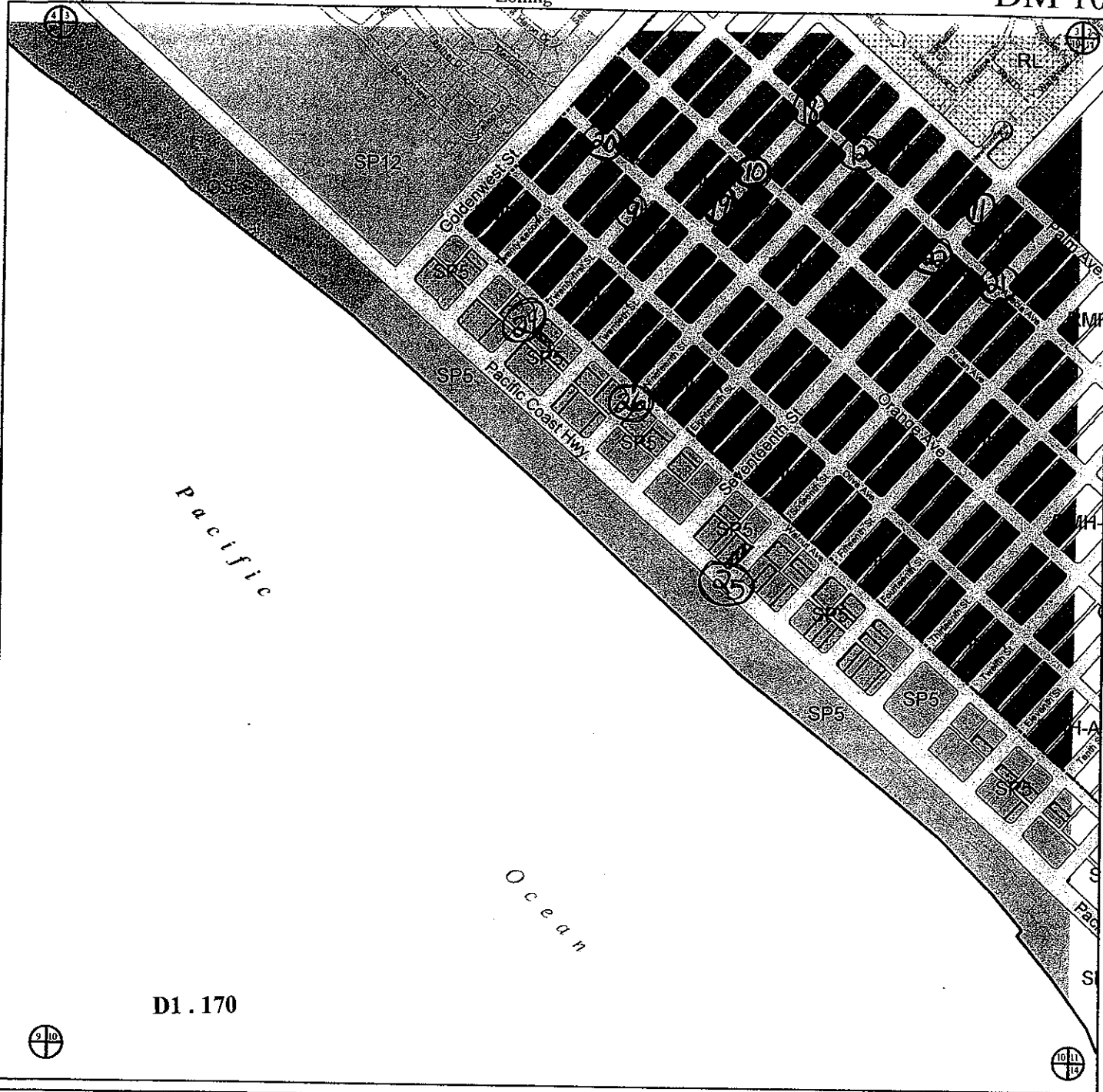
Notes:

- See legend page for description of zoning designations
- Any zone adjoining any right of way is intended to extend to the center of such right of way.

Planning

Zoning

DM 10



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|------------------------|-----------------------|
| RL Zoning Designations | Public Right of Ways |
| Parcels | Private Right of Ways |
| City Boundary | |

**CAUTION
WHEN USING THIS MAP**

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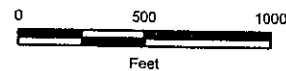
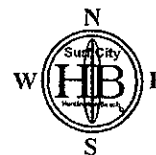
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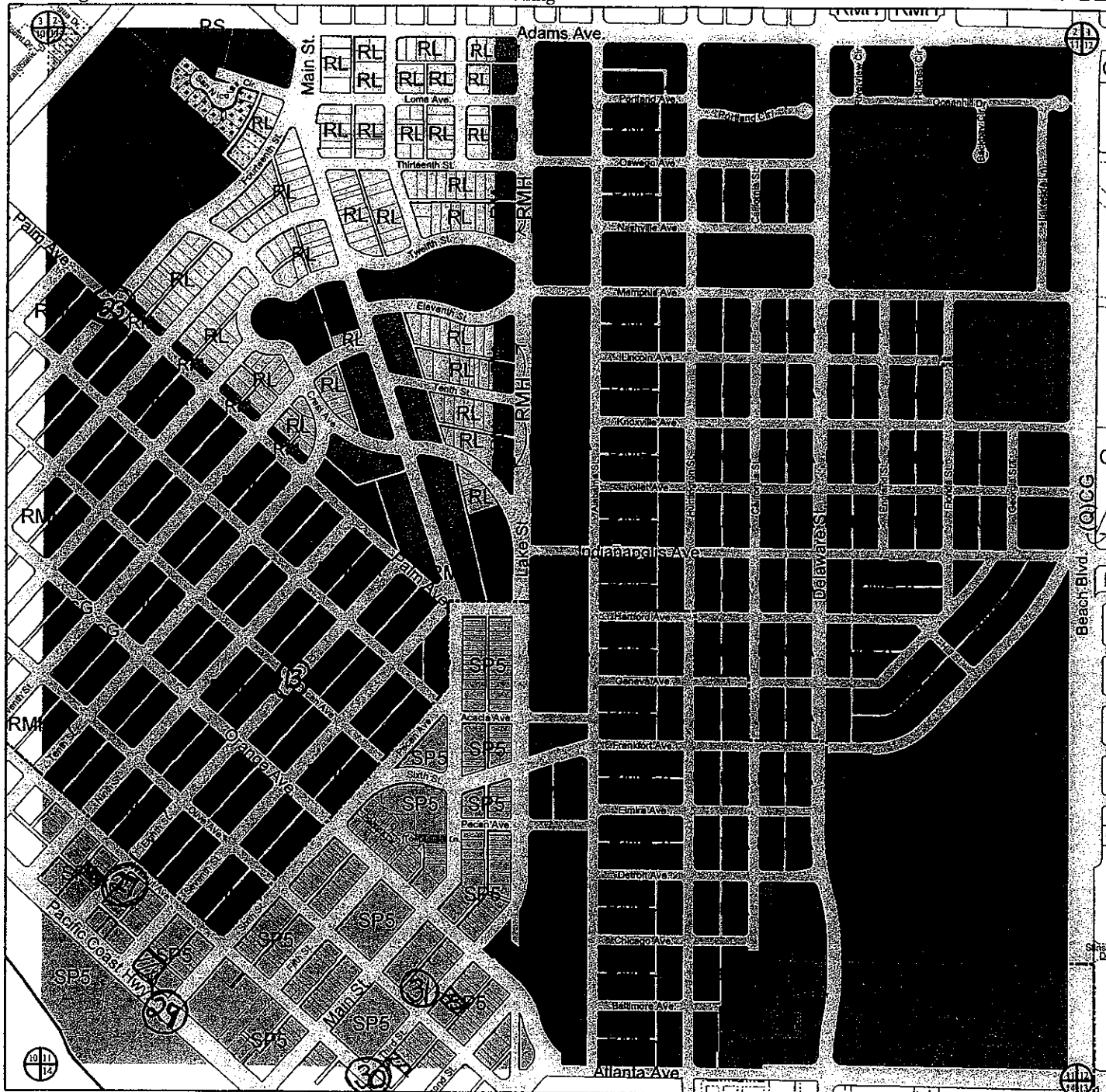
- * See legend page for description of zoning designations
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**SECTIONAL DISTRICT MAP
9-6-11 & 10-6-11**

*City of Huntington Beach
Orange County, California*

ADOPTED March 7, 1960
City Council Ordinance No. 754





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|----|---------------------|-----------------------|
| RL | Zoning Designations | Public Right of Ways |
| | Parcels | Private Right of Ways |
| | City Boundary | |

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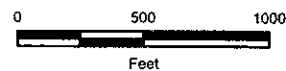
- * See legend page for description of zoning designations
- * Any zone adjoining any right of way is intended to extend to the center of such right of way.

SECTIONAL DISTRICT MAP

11-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754



Planning






Zoning

DM 16

Pacific

Ocean

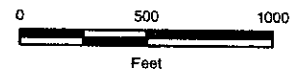
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|---|---|
|  Zoning Designations |  Public Right of Ways |
|  Parcels |  Private Right of Ways |
|  City Boundary | |

SECTIONAL DISTRICT MAP 14-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754



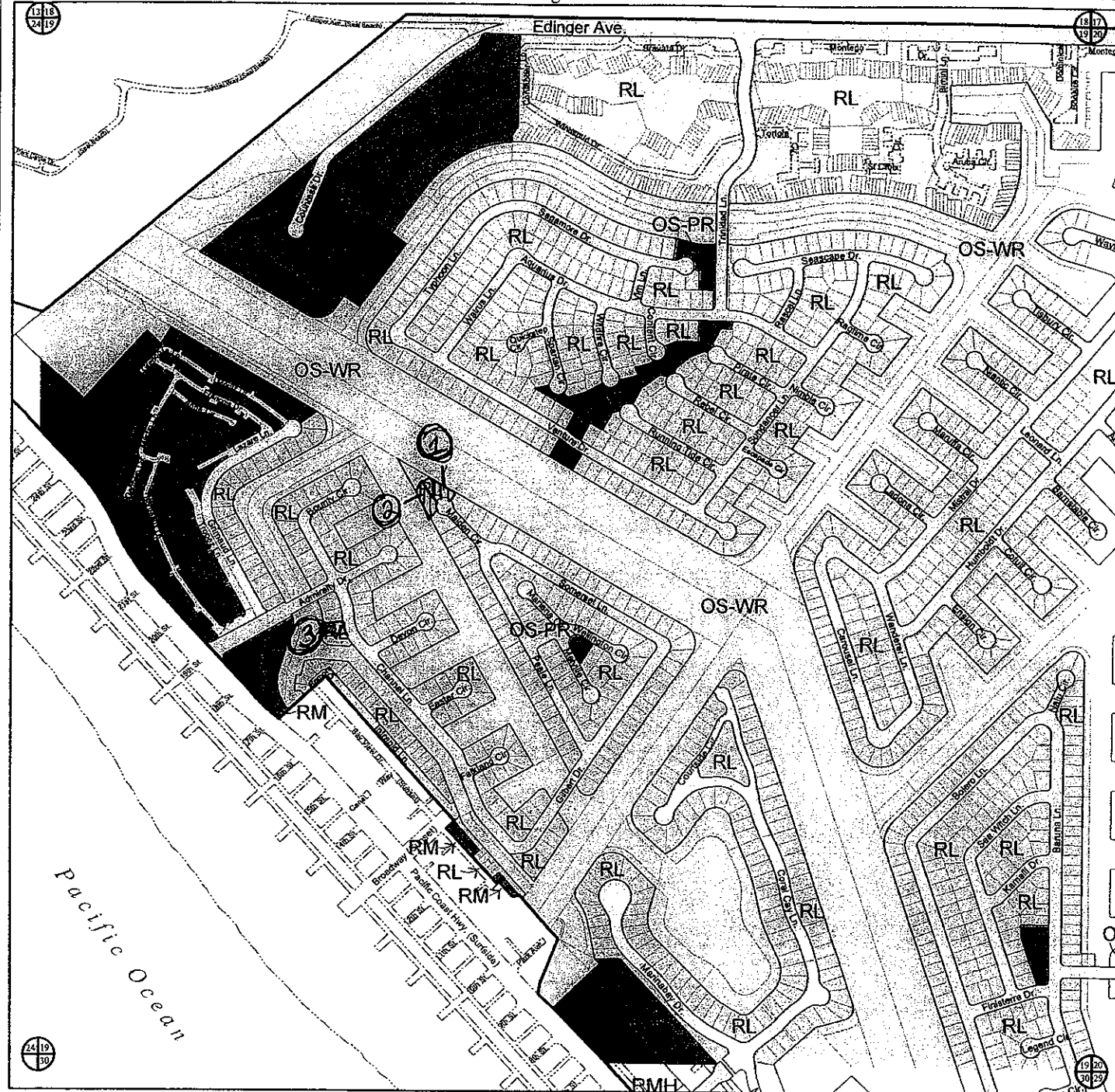
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Notes:

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|---------------------|-----------------------|
| Zoning Designations | Public Right of Ways |
| Parcels | Private Right of Ways |
| City Boundary | |

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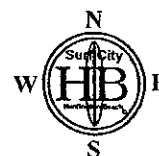
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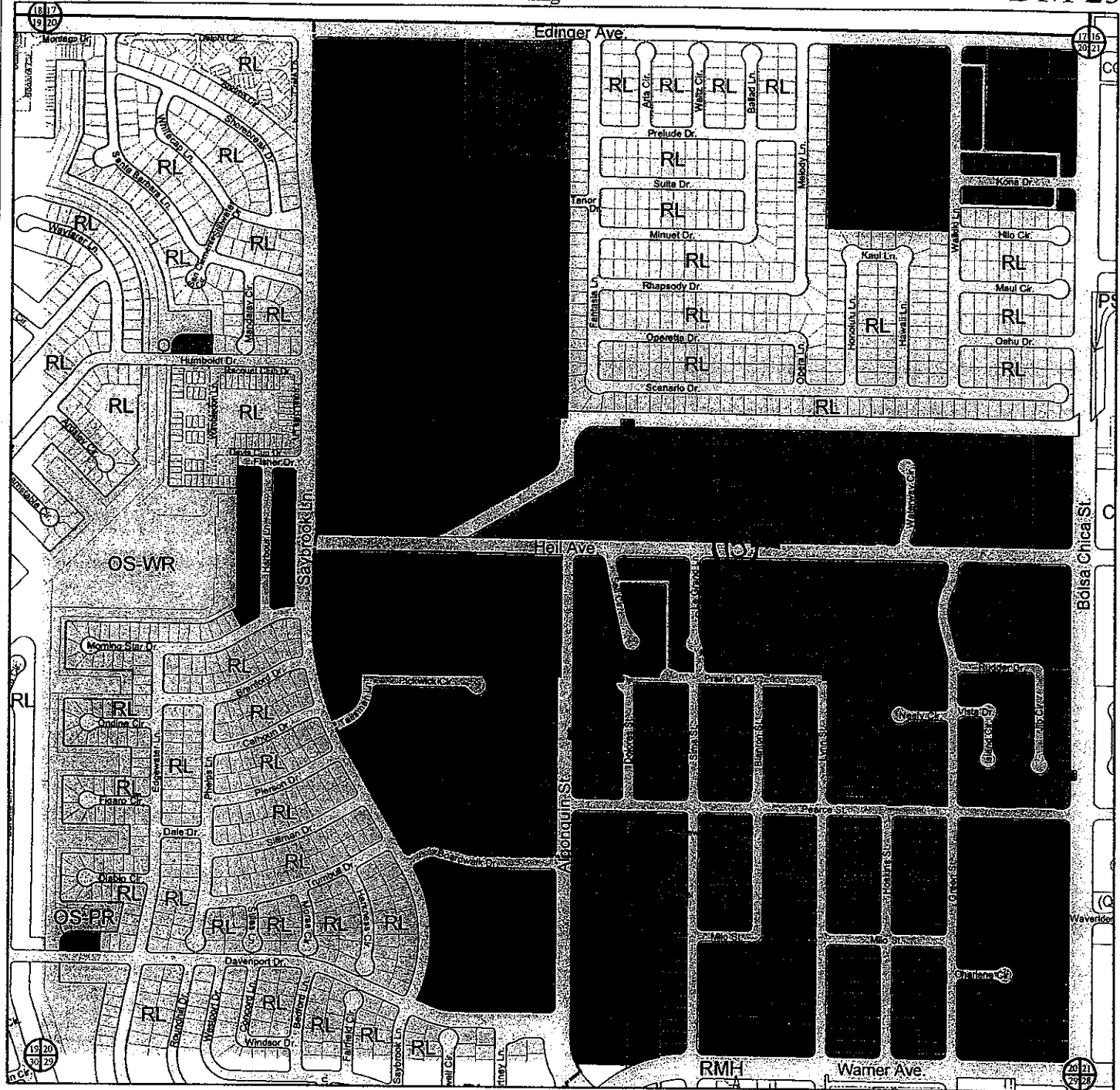
- See legend page for description of zoning designations
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SECTIONAL DISTRICT MAP 19-5-11

City of Huntington Beach
Orange County, California

ADOPTED March 20, 1961
City Council Ordinance No. 824





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|---------------|---------------------|-----------------------|
| RL | Zoning Designations | Public Right of Ways |
| Parcels | | Private Right of Ways |
| City Boundary | | |

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SECTIONAL DISTRICT MAP**20-5-11**

City of Huntington Beach
Orange County, California

ADOPTED December 5, 1960
City Council Ordinance No. 804

**D1. 174**



RL	Zoning Designations	Public Right of Ways
	Parcels	Private Right of Ways
	City Boundary	

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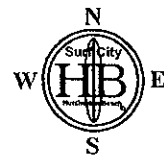
Notes:

- * See legend page for description of zoning designations
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**SECTIONAL DISTRICT MAP
28-5-11**

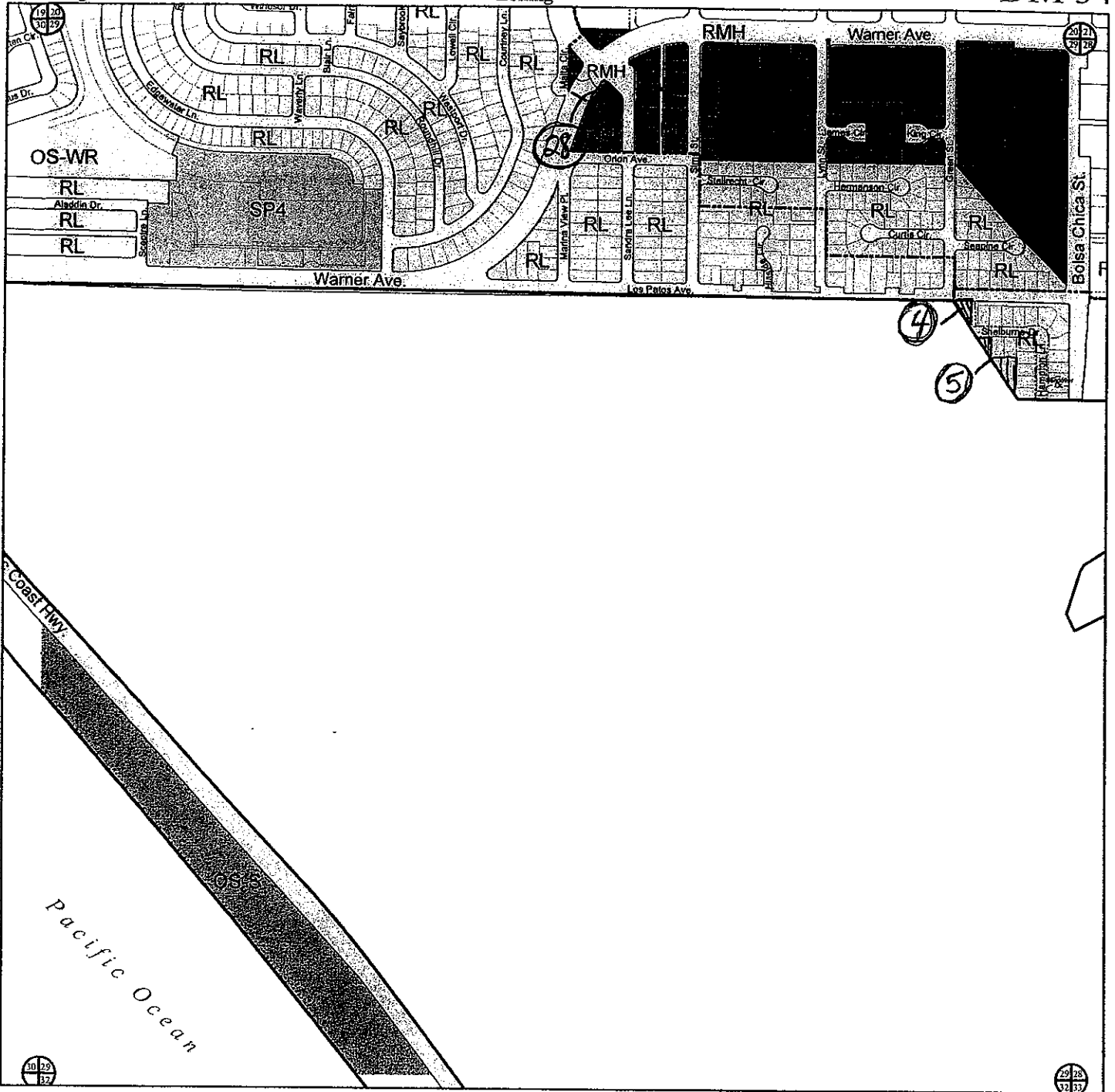
*City of Huntington Beach
Orange County, California*

ADOPTED August 15, 1960
City Council Ordinance No. 785



Planning

Zoning



SECTIONAL DISTRICT MAP 29-5-11

City of Huntington Beach
Orange County, California

ADOPTED March 20, 1960
City Council Ordinance No. 824



- | | |
|---------------------|-----------------------|
| Zoning Designations | Public Right of Ways |
| Parcels | Private Right of Ways |
| City Boundary | |

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